

# REQUEST FOR PROPOSALS

## Concession Operator

Creston & District Community Complex

## Regional District of Central Kootenay

**Issued:** June 2, 2026

**Closing Location:**

Creston & District Community Complex  
312-19<sup>th</sup> Ave N, Box 477  
Creston, BC V0B 1G0

**Closing Date and Time:**

12:00 pm (PST), July 2, 2026

Stuart Durning  
Facility Manager  
PH: 236-532-2032  
FX: 250-428-5700  
Email: [sdurning@rdck.bc.ca](mailto:sdurning@rdck.bc.ca)

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## **Proposal Form**

### **Schedules**

- 1) Description of Services
- 2) Pricing Schedules
- 3) Equipment List
- 4) Proposed Sub-Contractors
- 5) List of Previous Experience (Contracts)
- 6) Schedule of Addenda
- 7) Environmental Attributes

### **Appendices**

- Appendix A – Site plan
- Appendix B – Contract
- Appendix C – Healthy Food Guidelines

## **PART 1 – INVITATION & INSTRUCTIONS TO PROPONENTS**

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### **Invitation & Instructions to Proponents**

The definitions set out in section 3.1 apply throughout this document except when expressly stipulated or the context otherwise clearly indicates.

#### **Executive Summary**

The Regional District of Central Kootenay (RDCK) owns and operates a fully equipped concession facility at the Creston and District Community Complex (CDCC). This facility includes a commercial-grade kitchen designed to support the provision of food and beverage services at scale to patrons of the Complex.

The RDCK is inviting proposals from qualified operators to provide concession services as described herein, with submissions to be received on or before July 2, 2026. Proponents are expected to clearly outline their approach to delivering high-quality food and beverage services on a consistent and reliable basis. This should include service delivery for regularly scheduled operations and special events hosted at the facility.

Proposals must include, at a minimum:

- A detailed description of the proposed service model, including staffing, hours of operation, and approach to maintaining consistency and quality;
- A sample menu, including pricing, demonstrating a range of food and beverage offerings;
- Identification of healthy and nutritious menu options;
- A proposed fee structure outlining the financial return to the RDCK for use of the facility (operating fee), noting that this is not a traditional rental arrangement.

The RDCK seeks a proponent that can provide a high standard of service, enhance the overall patron experience, and demonstrate a sustainable and well-managed operating approach.

#### **Proposal Documents**

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

#### **Intent to Submit**

Proponents intending to submit a Proposal should provide an email notification to the RDCK Representative. A Proponent who does not submit an Intent to Submit email may not be sent any amendments or addenda.

No Proponent who sends an Intent to Submit email is obligated to submit a Proposal.

## **Enquiries**

All enquiries related to this Proposal are to be directed, **in writing**, to the following person who is hereby designated as the RDCK Representative:

Stuart Durning  
Facility Manager  
Fax: 250-428-5700  
Email: sdurning@rdck.bc.ca

Information about this RFP or any matter pertaining to the Services that is obtained from any source other than the RDCK Representative is not official and should not be relied upon. Enquiries that are directed to the RDCK Representative and responses will be recorded and **MAY** be distributed to all Proponents at the option of the RDCK.

## **Examination of Sites and Local Conditions**

The Proponent must satisfy themselves as to the practicability of supplying the Services in accordance with the Contract, and shall be held to have satisfied themselves in every particular before submitting a Proposal, by inquiry and by inspection of the Site herein described.

If applicable, the Proponent should examine the Site surroundings and, before submitting a Proposal shall satisfy themselves as to the nature of the Site, the quantities and nature of the Services to be supplied and in general, shall obtain all relevant information as to risks, contingencies and other circumstances which may influence their Proposal.

Proponents should make their own arrangements to visit the Site indicated in Appendix A-Site Plan.

## **Proposal Closing Time and Location**

Proposals will be accepted until the Closing Time at the Closing Location indicated on the cover page.

## **Proposal Submissions**

Any Proposal received after the Closing Time, or other than in the manner specified, will be considered disqualified and will be returned, unopened, to the Proponent.

A digital PDF format of the Proposal submission may be sent by e-mail to: sdurning@rdck.bc.ca

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

Proponents wishing to send or deliver a Proposal submission in paper format to the RDCK must submit one (1) bound and one (1) unbound copy of the document in a SEALED envelope clearly labeled “**REQUEST FOR PROPOSALS – CONCESSION OPERATOR**”.

The Proponent’s name and full mailing address must be clearly marked on the outside of the response envelope.

Submissions should be accompanied by a clear indication of the anticipated schedule for the supply of the Services along with any other supporting pertinent information.

Proposals will be received until the Closing Time at the Closing Location indicated on the cover page.

Each Schedule of the Proposal Form must be completed and signed by a person authorized to sign on behalf of the Proponent and authorized to bind the Proponent to any statements made in response to this RFP.

1. The Proponent’s name and full mailing address must be clearly marked on the outside of the response envelope.
2. The Proposal must include the Proposal Form.
3. The Proposal must include a complete itemized pricing schedule (Schedule 2-Pricing Schedules).
4. The Proposal must include a list of the equipment to be used, and in the event of a breakdown, the type of back-up equipment available (Schedule 3-Equipment List).
5. The Proposal must include a list of proposed Sub-Contractors, if any (Schedule 4-Proposed Sub-Contractors).
6. The Proposal must include a synopsis of all relevant experience. A list of references shall also be included with the Proposal (Schedule 5-List of Previous Experience).

### **Ownership of Proposal and Freedom of Information**

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

### **RDCK’s Right to Accept or Reject Proposal**

The lowest or any Proposal will not necessarily be accepted. The RDCK reserves the right in its absolute discretion to: accept the Proposal which it deems most advantageous and favourable in the interests of the RDCK; and waive informalities in, or reject any or all Proposals, in each case without giving any notice. In no event will the RDCK be responsible for the costs of preparation or submission of a Proposal.

If there is only one compliant Proposal received by the Closing Time, the RDCK reserves the right to accept the Proposal or cancel the Proposal process with no further consideration for the sole Proposal. This includes the right to cancel this RFP at any time prior to entering into the Contract with the Contractor. The RDCK reserves the right to cancel this RFP at any time before execution of the Contract without being obligated to any Proponent regardless of whether there is one or more compliant Proposals.

Proposals that contain qualifying conditions or otherwise fail to conform to these Instructions to Proponents may be disqualified or rejected by the RDCK in its absolute discretion. The RDCK may at its sole discretion reject or retain for consideration Proposals which are non-conforming including Proposals that do not conform because they do not contain the content or form required by these Instructions to Proponents or because they have not complied with the process for submission set out herein.

### **No Claim for Compensation**

Except as expressly and specifically permitted in these Instructions to Proponents, no Proponent shall have any claim for any compensation of any kind whatsoever, as a result of participating in the Request for Proposals, and by submitting a Proposal each Proponent shall be deemed to have agreed that it has no claim.

### **Conflict of Interest**

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

### **Anti-Collusion, Fraud & Corruption**

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

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

### **Confidentiality**

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

## **This Request for Proposals is not an Invitation to Tender**

There is no obligation for Proponents to enter into a Contract and no Contract is created, intended, or implied by this RFP. Neither the issuance of the RFP nor the submission and receipt of a Proposal constitute a final or any contract between the RDCK and any Proponent. Neither the issuance of this RFP nor the receipt of a Proposal in any way binds the RDCK to proceed with any project, enter into a Contract or obtain any services from any Proponent. No contractual relationship of any kind exists between the RDCK and any Proponent. No contractual relationship of any kind exists between the RDCK and any Proponent unless and until a binding agreement has been executed between a Proponent and the RDCK. This RFP is not a tender.

All Proposals are irrevocable until such time as a Contract is executed by the RDCK and a Proponent. A Proponent wishing to revoke its Proposal must put a request in writing to the RDCK Representative. Any such written request must be signed by the same authorized signatory as in the Proponent's original Proposal.

If a Proposal is selected, it is anticipated that the RDCK will enter into negotiations with the Proponent for the execution of a Contract. It is anticipated that the Contract shall be on substantially the terms and conditions set out in this RFP and as set out in Appendix B; however, the RDCK reserves the right to enter into a Contract any terms and conditions it considers reasonable, including terms and conditions that are substantially different from the draft Contract attached.

If the RDCK and a Proponent are unable to successfully negotiate and execute a Contract, the RDCK may negotiate and enter into a Contract with any other Proponent.

## **Irregularities and Informalities**

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

## **Discrepancies or Omissions**

Proponents finding discrepancies or omissions in the Specifications or other documents or having any doubts on the meaning or intent of any part thereof should immediately request, in writing, clarification from the RDCK Representative who will send written instructions or explanations to all parties having a set of the Proposal Documents in accordance with section 1.4. Any work on a Proposal done by the Proponent after the discovery of discrepancies, errors or omissions, which the Proponent fails to seek clarification about, shall be done at the Proponent's risk.

## **Modification of Terms/Addenda**

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

## **Liability for Errors**

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

## **Basis of Contract Award**

Proponents are hereby notified that the RDCK intends to negotiate and enter into the Contract for the supply of the Services based not only on the Proposal price, but the Proponent's experience and qualifications considered essential by the RDCK to provide the Services requested and any other criteria the RDCK considers relevant in its absolute discretion, including the following:

- a) the qualifications and experience necessary for the satisfactory performance of the assignment;
- b) the capacity of the Proponent to supply the Services promptly;
- c) the performance of the Proponent on similar projects, record of compliance with all statutes, regulations, and bylaws affecting the Proponent's previous supply of Services;
- d) a positive reference referral from previous experience;
- e) lowest price to the RDCK of having the Services supplied in accordance with the Request for Proposals documents;
- f) proposed rebate for commodity value to the RDCK, including comprehensiveness, transparency, ease of tracking price fluctuations, and ease of verifying Contractor's invoice information;
- g) environmental attributes of a Proponent's Proposal;
- h) conformity of the Proposal to the requirements set forth in the description of Services; and
- i) conformance with the timing provided for in the Description of Services.

The RDCK, when considering the award of the Contract, will take the above prerequisites and the Proposal schedules into consideration.

Proponents shall be competent and capable of supplying the Services. Proponents may be required to provide further evidence of previous experience and financial responsibility as outlined in Schedule 5-List of Previous Experience. A reference check on past experience may be performed.

The evaluation process will be conducted solely at the discretion of the RDCK. The RDCK may decide to utilize other criteria in the review of Proposals other than those set forth above; in particular, the price to supply the Services may not be the only or primary criterion that will be utilized by the RDCK. The RDCK reserves the right to make inquiries regarding any or all Proposals and to verify all information submitted by Proponents.

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

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

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

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

### **Definition of Contract**

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

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

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

## **Powers Preserved**

Except as expressly set out in this Agreement, nothing in this Request for Proposals shall prejudice or affect the rights and powers of the RDCK in the exercise of its powers, duties or functions under the *Community Charter* or the *Local Government Act* or any of its bylaws, all of which may be fully and effectively exercised as if this Agreement had not been executed and delivered.

## **Form of Contract**

Upon selection of a Proposal, it is anticipated that the RDCK and the successful Proponent will enter into negotiations for the execution of a Contract and it is anticipated that the Contract shall be substantially on the terms set out in this RFP including the documents listed below:

- Notice to Proceed
- Contract Agreement
- Part 2 – Description of the Services
- Part 3 - General Contract Conditions
- Part 4 - Payment Clauses
- Part 5 - Contract Form
- Schedule 1 – Description of Services
- Schedule 2 – Pricing Schedules
- Schedule 3 – Equipment List
- Schedule 4 – Proposed Sub-Contractors
- Schedule 5 – List of Previous Experience (Contracts)
- Schedule 6 – Schedule of Addenda
- Schedule 7 – Environmental Attributes
- Certificates of Insurance
- WorkSafe BC Clearance Letter

The RDCK reserves the right to enter into a Contract any terms and conditions it considers reasonable with any Proponent, including terms and conditions that are substantially different from the draft Contract attached.

The Proponent agrees that, should it enter into a Contract with the RDCK, it will provide to the RDCK the necessary Insurance Policies and WorkSafe BC Clearance Letter within fifteen (15) days of the date of the Notice of Acceptance.

## **PART 2 – DESCRIPTION OF SERVICES**

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### **Description of the Services**

It is anticipated that this Part shall be read with and shall form part of the Contract to be executed by the parties.

### **Services Required**

The Services to be supplied to the RDCK consist of the following: *describe goods or services to be supplied here*. A detailed description of the Services and relevant Specifications is set out in Schedule 1.

### **Personnel**

The Contractor shall, at all times during the term of the Contract, employ a Supervisor charged with the responsibility of supervising the operations of the Contractor. The Supervisor shall represent the Contractor for the supply of the Services, and directions given to him by the RDCK shall be held to have been given to the Contractor. Contact information for the Supervisor shall be given to the RDCK, and the Supervisor shall respond promptly to all requests by the RDCK.

The Contractor shall employ properly qualified and trained equipment operators, labourers and supervisory staff to supply the Services. The Contractor acknowledges that its employees, agents and Sub-Contractors may come into contact with the public in the execution of the Contract and that it is of primary importance to the RDCK that excellent relations with the public be maintained. All personnel performing work under the Contract shall conduct themselves in a courteous and polite manner towards the public. All Contractor personnel shall wear reflective safety vests and approved safety footwear (or a garment with similar reflective qualities) at all times while performing work under the Contract.

All Contractor personnel shall respond appropriately to environmental management issues that arise during performance of their duties in respect of the supply of the Services (responding to spills, managing found hazardous materials, etc.).

### **Contractor's Control of Supply of Services**

The Contractor shall have complete control in respect of the supply of the Services and shall effectively direct and supervise the supply of the Services using its best skill and attention. The Contractor shall be solely responsible for all means, methods, techniques, sequences and procedures required for the supply of the Services and for coordinating all parts of the supply of the Services under the Contract.

The Contractor shall carefully examine the Contract Documents and shall promptly report to the RDCK Representative any error, inconsistency or omission they may discover. Although the RDCK may agree to special methods of supplying the Services, the Contractor will not be relieved of their responsibility for

the result. The RDCK's agreement with such special methods shall not constitute ground for claims for the Contractor for any additional payment, nor for relief of their responsibility for the methods used.

### **Contractor's Responsibilities**

All equipment, labour, materials and associated costs for the supply of the Services will be the responsibility of the Contractor. The Contractor shall have the required expertise to supply the Services in a competent manner. The Contractor's responsibilities shall include, but not be limited to the following:

- a. The Contractor shall safeguard workers by ensuring clean, functional clothing, protective gloves and footwear, in accordance with Worker's Compensation Board regulations, is worn during the performance of the Contract.
- b. The Contractor shall present a positive image to residents by using clean, attractively painted, well maintained vehicles. The Contractor's vehicles shall be maintained in a clean, functional and operational condition with reference to relevant health or sanitary regulations.
- c. The Contractor shall prominently display their name, telephone number and vehicle identification number on each vehicle to be used in the performance of the Contract.

## **PART 3 – GENERAL CONTRACT CONDITIONS**

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### **General Conditions of Contract**

It is anticipated that this Part shall be read with and shall form part of the Contract to be executed by the parties.

#### **Definition of Terms**

The following words and terms, unless the context dictates otherwise, shall have the following meanings. Words having a singular number include the plural and vice versa. References to the male gender refer to the female gender as well when appropriate.

**“Addenda” or “Addendum”** means any addenda or addendum to this RFP pursuant to section 1.17.

**“Agreement”  
or “Contract”** means the written Agreement resulting from this RFP to be executed by the RDCK and the successful Proponent as Contractor as described in section 1.22 and substantially on the terms set out in this RFP and Appendix B, provided that the RDCK reserves the right to enter into a Contract any terms and conditions it considers reasonable, including terms and conditions that are substantially different from the draft Contract attached.

**“Closing Location”** means the location described in section 1.6 of these Instructions to Proponents.

**“Closing Time”** means the Closing date and time described in section 1.6 of these Instructions to Proponents.

**“Contract Documents”** means the Contract, the Contractor’s Proposal Documents, the Request for Proposals documents and such other documents as listed in the Contract, including all amendments and addenda agreed to between the parties.

**“Contract Price”** means the price to be paid by the RDCK for the supply of Services under the Contract.

**“Contractor”** means the successful Proponent who may be an individual, partnership, corporation or combination thereof, including joint venture, who or which executes the resulting Contract.

<b>“Force Majeure”</b>	shall mean any event or circumstance, excluding lack of funds and labour disruptions, not within the reasonable control of the party claiming the Force Majeure, which prevents or delays that party from meeting an obligation hereunder, and which that party has not been able to overcome by the exercise of due diligence, and including: (a) acts of God, including wind, ice and other storms, lightning, floods, earthquakes, volcanic eruptions and landslides; (b) epidemics, war (whether or not declared), blockades, acts of public enemies, acts of sabotage or terrorism, civil insurrections, riots and civil disobedience; (c) explosion or fire;
<b>“G.S.T”</b>	means the Good and Services Tax administered under the <i>Excise Tax Act</i> (Canada) and any successor tax or levy in force from time to time.
<b>“Instructions to Proponents”</b>	means all instructions, requirements, terms and conditions of this RFP and any addenda thereto.
<b>“Intent to Submit”</b>	means the email notification to the RDCK described in section 1.3 of this RFP.
<b>“Irrevocable Commercial Letter of Credit”</b>	means the Irrevocable Commercial Letter of Credit described in section 3.26.
<b>“Notice of Acceptance”</b>	means the notice provided by the RDCK to a Proponent that its Proposal has been selected as the preferred Proposal for the provision of the Services under this Request for Proposals.
<b>“Notice to Proceed”</b>	means the notice described in section 3.10.
<b>“P.S.T”</b>	means British Columbia Provincial Sales Tax and any successor tax or levy in force from time to time, including but not limited to the Services and Services Tax.
<b>“Proponent”</b>	means the individual, partnership, corporation or combination thereof, including joint ventures, who or which sign the Proposal submission.
<b>“Proposal”</b>	means the Proponent’s submission.
<b>“RDCK”, “Regional District”</b>	means the Regional District of Central Kootenay, a corporation under the <i>Local Government Act</i> having its offices and postal address at Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

- “RDCK Representative”** means the person designated in section 1.4 of this RFP.
- “Requirements”** means all of the requirements set out in the Request for Proposals and Instructions to Proponents, Description of Services, General Contract Conditions, Payment Clauses and elsewhere in the Agreement that describes the requirements for the supply of the Services.
- “RFP”** means this Request for Proposals.
- “Services”** means all goods or services to be supplied under this RFP and all else necessary for the execution, completion and fulfillment of the Requirements and as described in section 2.1 of this RFP.
- “Site”** means, if applicable, the place where the Services are to be supplied or utilized by the RDCK, namely Creston & District Community Complex, **OR** Nelson & District Community Complex, as shown in Appendix A
- “Specifications”** means the requirements for and technical descriptions of the Services as detailed in Schedule 1.
- “Sub-Contractor”** means any sub-contractor of the Proponent, including those Sub-Contractors listed in Schedule 4.
- “Supervisor”** means the supervisor employed by the Contractor pursuant to section 2.2.

**Period of Contract**

It is anticipated that the Contract to be awarded as a result of this RFP shall commence on August 1, 2026. It is anticipated that the aforesaid Contract shall terminate on July 31, 2027, this agreement will be a one (1) year term with the option to extend for up to two (2) more years upon mutual agreement and RDCK Board approval.

**Assignment**

The Contractor shall not sublet, sell, transfer, assign, or otherwise dispose of the Contract, any portion thereof, or their right, title, or interest therein, or their obligations there under without written consent of the RDCK which consent may be withheld unreasonably, except for an assignment to a bank of the payments to be received by the Contractor from the RDCK.

## Insurance

Any Contract resulting from this RFP will require that the Contractor, without limiting its obligations or liabilities and at its own expense, provide **and maintain throughout the Contract term**, the following insurances and such other insurance coverage as the RDCK may reasonably require with insurers licensed in the Province of British Columbia. The Contractor must have their broker complete the RDCK Standard Certificate of Insurance form and provide the completed form to the RDCK, confirming proof of the insurance requirements below upon execution of this Agreement.

- (a) comprehensive commercial general liability insurance against claims for bodily injury, death or property damage arising out of this Agreement or the provision of the Services in the amount of **\$ 5,000,000.00 dollars per occurrence with a maximum deductible of \$5,000;**

Such insurance will:

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

The Contractor shall provide proof of insurance coverage on each anniversary date of the Contract.

## **Indemnity**

The Contractor shall indemnify and save harmless, the RDCK, from and against any and all losses and all claims, demands, payments, losses, costs, damages suits, actions, recoveries, and judgments brought or recovered against them and/or the RDCK by reason of this Request for Proposals or any act or omission of the Contractor, its Sub-Contractors, agents, or employees, in the supply or provision of the Services and otherwise in the performance of or failure to perform the Contract, which shall include protecting the Services and protecting the public from hazards arising out of the supply of the Services.

The obligation of the Contractor under this Section shall apply only to the extent that losses, claims, demands, payments, costs, damages suits, actions, recoveries, and judgment claims do not arise solely out of a negligent act or omission of the RDCK, other Contractors or Representatives of the RDCK, as duly appointed by the RDCK.

## **Compliance with *Workers Compensation Act***

The Contractor shall ensure compliance, on their part and on the part of all of their Sub-Contractors, with the *Workers Compensation Act* and the Occupational Health and Safety Regulations thereunder.

Prior to supplying any of the Services in the Contract, the Contractor must provide the RDCK with the Contractor's WorkSafe BC number, and must pay and keep current during the term of the Contract, all assessments required by WorkSafe BC in relation to the supply of the Services or the Contract Price. In any case where pursuant to the provisions of the *Workers Compensation Act*, an order is given to the Contractor, or one of their Sub-Contractors in respect to their operations under the Contract to cease operations because of failure to install or adopt safety devices or appliances or methods as directed, or required by the *Workers Compensation Act* or Regulations there under, or because conditions of immediate danger exist that would be likely to result in injury to any person, and the Contractor is not available or capable of removing the danger to life or equipment resultant from the Contractor's operations then the RDCK may issue a Written Notice to the Contractor and may immediately arrange for the removal of this danger and the Contractor shall be liable for the costs of such arrangements, but such act by the RDCK shall not relieve the Contractor of responsibility for injury, loss of life, or damage which may occur in that situation.

In the event that the Contractor refuses or fails to comply with an order under the *Workers Compensation Act* or Regulations thereunder, so that the supply of the Services is stopped, the RDCK may, upon written notice, terminate the Contract and proceed in accordance with Section 3.12-RDCK's Right to Terminate the Contract.

The Contractor shall, during the term of the Contract, maintain Workers Compensation Insurance in order to fully protect both its employees and the RDCK as may be required by law during the term of the Contract and shall on each anniversary date of the Contract, provide the RDCK with proof of payment of claims in good standing with WorkSafe BC by way of a WorkSafe BC Clearance Letter.

## **Health and Safety**

The Contractor shall be solely and completely responsible for ensuring safety of all persons and property during the supply of the Services. This requirement shall apply during the Contract period and not be limited to normal working hours.

The Contractor shall be liable for any and all injury or damage which may occur to persons or to property due to any act, omission, neglect or default of the Contractor, or of their employees, workmen or agents.

The Contractor shall satisfy the Manager that a safety program has been developed in accordance with the Occupational Health and Safety Regulations, and Safe Work Practices and Procedures of WorkSafe BC and shall incorporate all of the RDCK's operating requirements and restrictions.

The Contractor shall assign an individual responsible and authorized to supervise and enforce compliance with all safety regulations required in the supply of the Services.

## **Intent of Contract Documents**

The intent of the Contract Documents is that the Contractor shall provide all materials, supervision, labour, equipment and all else necessary for or incidental to the proper supply of the Services described in the Specifications and all incidental work to supply the Services. This is not an Agreement of employment. The Contractor is an independent Contractor and nothing herein shall be construed to create a partnership, joint venture or agency and neither party shall be responsible for the debts or obligations of the other.

## **RDCK Representative's Authority**

The RDCK Representative will observe the supply of the Services in progress on behalf of the RDCK. The RDCK Representative will have the authority to stop the supply of the Services whenever such stoppage may be necessary, in their opinion, to ensure the proper supply of the Services in accordance with the provisions of the Contract.

## **Notice to Proceed**

Following the execution of the Contract by the Contractor and the provisions of the required Irrevocable Commercial Letter of Credit and insurance policies, a written Notice to Proceed with the supply of the Services will be given to the Contractor by the RDCK. The Contractor shall supply the Services at the time specified in the Contract or, if applicable, begin supplying the Services on the first day of the Term and shall proceed with the supply of the Services regularly and without interruption thereafter throughout the Term, unless otherwise directed in writing by the Manager or RDCK.

## **RDCK's Right to Obtain Services from Other Suppliers**

If the Contractor should refuse or fail to supply adequate workmanship, products, or machinery and equipment for the scheduled supply of the Services, or neglects to supply the Services properly, or fails to perform any of the provisions of the Contract, then the RDCK, without prejudice to any of its other rights under the Contract, may notify the Contractor in writing, that the Contractor is in default of their contractual obligations, and instruct him to correct the default within forty-eight (48) hours.

If the correction of the default cannot be completed within forty-eight (48) hours as specified, the Contractor shall be considered to be in compliance with the RDCK's instruction if it commences the correction of the default within the specified time, and in addition provides the RDCK with a schedule that is acceptable to the RDCK in its sole discretion for such correction and completes the corrections in accordance with such schedule.

If the Contractor fails to comply with the provisions of this section the RDCK may, without prejudice to any other right or remedy they may have, obtain the supply of Services from another supplier and may deduct the cost thereof from the payment then or thereafter due the Contractor, or may without notice to the Contractor deduct the cost from the amount secured under the Irrevocable Commercial Letter of Credit.

## **RDCK's Right to Terminate the Contract**

If the Contractor should:

- a) be adjudged bankrupt, or make a general assignment for the benefit of creditors, or if a receiver is appointed on account of their insolvency, or
- b) fail to make sufficient payments due to their Sub-Contractors, or suppliers, or
- c) disregard laws or regulations that apply to the supply of the Services, or the RDCK's instructions, or
- d) abandon the supply of the Services, or
- e) otherwise violate the conditions of the Contract, the RDCK shall, by written notice, instruct the Contractor to correct the default within forty-eight (48) hours.

If the default is not corrected within forty-eight (48) hours, then the RDCK may, without prejudice to any other right or remedy they may have, terminate the Contract. If notice has been given to the Contractor under section 3.11-RDCK's Right to Obtain Services from Other Suppliers, then a further notice and time to correct the default is not required and that in addition to correcting the default RDCK may without further notice proceed to terminate the Contract.

If the RDCK terminates the Contract under the conditions set out above, the RDCK shall be entitled to:

- a) obtain the supply of the Services by whatever method is deemed expedient but without undue delay or expense;
- b) withhold any further payments to the Contractor until the supply of the Services is finished;
- c) upon completion of the supply of the Services, determine the full cost of obtaining the supply of the Services including compensation to the RDCK for this additional service and a reasonable allowance

to cover the costs of any corrections required under the guarantee, and charge the Contractor the amount by which the full cost exceeds the unpaid balance of the Contract Price; or if such cost of obtaining the supply of the Services is less than the unpaid balance of the Contract Price, pay the Contractor the difference; or if such cost of finishing the supply of the Services is greater than the unpaid balance deduct the difference from the Irrevocable Commercial Letter of Credit.

It is also understood and agreed by and between the parties to the Contract, that in the event of a strike or lockout of the employees of the RDCK taking place during the term of the Contract, during which the supply of the Services may be interrupted or blocked, that the provisions of the Contract requiring payment by the RDCK to the Contractor shall be renegotiated on the basis of the Contractor's actual proven costs for the period.

It is also understood and agreed by and between the parties to the Contract, that in the event of a strike or lockout of the employees of the Contractor taking place during the term of the Contract, during which the supply of the Services may be interrupted or blocked, that the RDCK shall at its option and without penalty or further payment to the Contractor, have the right to unilaterally terminate the Contract, and to remove the Contractor, their employees and equipment from the Site.

### **Contractor's Right to Stop Supply of Services or Terminate the Contract**

If the supply of the Services should be stopped or otherwise delayed for a period of ninety (90) days or more under an order of any court, or other public authority, and provided that such order was not issued as the result of any act or fault of the Contractor or of anyone directly or indirectly employed by him, the Contractor may, without prejudice to any other right or remedy they may have, by giving the RDCK written notice, hold the RDCK in default.

The Contractor may notify the RDCK in writing that the RDCK is in default of its contractual obligations if the RDCK, subject to requirements of these Contract General Conditions fails to pay to the Contractor when due, any amount due and owing to the Contractor under the Contract. Such written notice shall advise the RDCK that if such default is not corrected within thirty (30) calendar days from the receipt of the written notice the Contractor may, without prejudice to any other right or remedy it may have, stop the supply of the Services and terminate the Contract.

If the Contractor terminates the Contract under the conditions set out above, they shall be paid for all Services supplied and for any loss sustained upon products and construction machinery and equipment, with reasonable profit up to the time that the Contract is terminated. If the Contractor terminates the Contract this is their sole remedy and the RDCK will not be liable for any additional costs or for any loss of profit following termination.

### **Sub-Contractors**

The Contractor agrees to preserve and protect the rights of the RDCK with respect to any supply of Services or work performed under the Contract and shall:

- a) enter into Contracts or written Agreements with the Sub-Contractors requiring them to supply Services and perform work in accordance with and subject to the terms and conditions of the Contract Documents; and
- b) be as fully responsible to the RDCK for acts and omissions of the Sub-Contractors and of persons directly or indirectly employed by them as for acts and omissions of persons directly employed by the Contractor.

The Contractor therefore shall incorporate all terms and conditions of the Contract General Conditions into all Sub-Contract Agreements they enter into with their Sub-Contractors, insofar as they are applicable.

The Contractor agrees to employ only those Sub-Contractors proposed by him in writing in Schedule 4-Proposed Sub-Contractors, and accepted by the RDCK for such portions of the supply of the Services as may be designated.

The RDCK may, for reasonable cause, object to the use of a proposed Sub-Contractor and require the Contractor to employ another that is acceptable to the RDCK. Under these circumstances, the RDCK will advise the Contractor, in writing, of its objection to a Sub-Contractor. The Contractor shall provide the names of alternate Sub-Contractors for that part of the supply of the Services, each of whom must be acceptable to the RDCK. The Contractor and the RDCK will then agree as to which new Sub-Contractor shall be used.

Nothing contained in the Contract General Conditions shall create any contractual obligation between any Sub-Contractor and the RDCK.

Sub-Contractors shall not further sub-contract any portion of the supply of the Services that is the subject of their sub-contract without prior written approval of the RDCK, which may not be withheld unreasonably.

### **Private Land**

If applicable, it shall be the Contractor's responsibility to ascertain the boundaries within which the supply of Services must be confined. The Contractor shall not enter upon lands other than those provided by the RDCK for any purpose without obtaining prior written permission of the land-owners and occupiers. A copy of the written permission is to be provided to the RDCK prior to entry upon private lands.

The Contractor shall not enter upon lands owned by others on which the RDCK has easements or rights-of-entry without having received the prior written authorization of the RDCK for such entry. It shall be the Contractor's responsibility to ascertain from the RDCK the conditions on which easements of rights-of-entry have been granted on private lands and to abide by these conditions throughout.

## **Dispute Resolution**

All claims, disputes or issues in dispute between the RDCK and the Contractor shall be decided by mediation or arbitration if the parties agree, or failing agreement, in a court of competent jurisdiction within the Province of British Columbia. All procedures for the resolution of disputes arising in relation to the Contract shall be governed by the laws of British Columbia, Canada.

In the event that the parties agree to arbitration, the arbitration shall be governed by the rules of the British Columbia International Arbitration Centre, except that the Arbitrator(s) shall be agreed upon by the parties, and failing agreement by the parties, shall be appointed by a court of competent jurisdiction within the Province of British Columbia, Canada.

Arbitration will take place in the Southern Interior of British Columbia and be governed by the laws of the Province of British Columbia, Canada.

## **Taxes and Duties**

The Contractor shall pay all government sales taxes, customs duties and excise taxes with respect to the Contract including but not limited to any GST or PST. The Contractor is required to identify any applicable tax separately on all invoices and the RDCK is liable to pay this amount to the Contractor. Where an exemption of government sales taxes, custom duties or excise taxes is applicable to the Contract by way of the Contractor filing claims for, or cooperating fully with the RDCK and the proper authorities in seeking to obtain such refunds, the procedure shall be established in a Supplementary Condition.

## **Staff Resources and Management**

The Contractor shall, at all times during the term of the Contract, have a Supervisor charged with the responsibility of supervising the operations of the Contractor and shall maintain a local office at all times and a telephone staffed during all working hours throughout the duration of the Contract.

The Contractor shall employ properly qualified and trained equipment operators, labourers and supervisory staff for the operation of the Contract and shall make available a sufficient number of staff to complete the supply of the Services. Failure or delay in the performance of the Contract due to the Contractor's inability to obtain personnel of the number and skill required shall constitute a default of the Contract.

The Contractor shall ensure that no person will be discriminated against because of race, colour, sex, age, religion or origin. Wages and hours of labour employed shall be in accordance with all applicable federal, provincial and municipal enactments. The Contractor shall, at all times, enforce discipline and good order among their employees, and shall not employ on the Site any unfit person or anyone not skilled in the work assigned to them. Any persons employed on the Site, who become intoxicated, intemperate, disorderly, incompetent or willfully negligent, shall, at the written request of the RDCK Representative, be

removed from the Site and shall not be employed again in any portion of the supply of the Services without the approval of the RDCK Representative.

### **Right to Audit**

Upon reasonable notice the Contractor and/or any Sub-Contractors shall provide the RDCK and its internal auditors, external auditors, its regulators and such other entities/persons as the RDCK may designate, with unrestricted access at reasonable times to the data and records relating to the supply of the Services, including but not limited to the Contractor's marketing and sale of the recyclable material, the amounts charged to the RDCK by the Contractor, and the amounts of any commodity value rebates that are payable. Such access will be provided in order to verify the accuracy of charges and invoices for the Services supplied.

### **Change in the Services**

The RDCK, without invalidating the Contract, may make changes by altering, adding to, or deducting from the Services. The Contractor shall proceed with the supply of the Services as changed and the Services shall be supplied under the provisions of the Contract. No changes shall be undertaken by the Contractor, without written order from the RDCK, except in an emergency endangering life or property, and no claims for additional compensation shall be valid unless the change in writing was so ordered.

If such changes affect the requirements of the Contract, they will be so specified at the time of ordering the changes. The value of the addition or deduction from the Contract Price, and the method of determining such value, shall be by unit prices or combinations of unit prices as specified in Schedule 2- Pricing Schedules, or use one of more of the following methods in deciding such value:

- a) by unit prices submitted in the Proposal
- b) by unit prices submitted by the Contractor and accepted by the RDCK
- c) by lump sum on the Contractor's estimate and accepted by the RDCK
- d) on a force account basis as specified hereinafter.

### **Contract Performance Reviews**

From time to time as deemed necessary, the Manager may request that the Contractor participate in a Contract performance review. Documented performance arising from such reviews may be used as basis for alteration of the description of Services or suspension/termination of the Contract.

### **Rights of Waiver**

A waiver of any breach of or provision of the Contract will not constitute or operate as a waiver or any other breach of any other provision, nor will any failure to enforce any provision herein operate as a waiver of such provisions or of any other provisions.

## **Duty of Care**

The Contractor acknowledges that the RDCK, in the preparation of the Contract documents, provision of oral or written information to Proponents, review of Proposals or the carrying out of the RDCK's responsibilities under the Contract, does not owe a duty of care to the Contractor and the Contractor waives for itself and its successors, and waives the right to sue the RDCK in tort for any loss, including economic loss, damage, cost or expense arising from or connected with any error, omission or misrepresentation occurring in the preparation of the Contract documents, provision of oral or written information to Proponents, review of Proposals or the carrying out of the RDCK's responsibilities under the Contract.

## **Severability**

All sections of the Contract are severable one from the other. Should a court of competent jurisdiction find that any one or more sections herein are void the validity of the remaining paragraphs hereof will not be affected.

## **Compliance with Permits, Laws and Regulations**

The laws and regulations of the place where the Services are supplied shall govern.

The Contractor shall give all required notices and comply with all laws, ordinances, regulations, codes and orders of all authorities having jurisdiction relating to the supply of the Services, to preservation of public health, and to construction safety. If the Contractor observes anything in the Contract Documents to be at variance with the foregoing, they shall promptly notify the RDCK, in writing, and await the RDCK instructions. If the Contractor supplies any Services or performs any work, knowing it to be contrary to such laws, ordinances, regulations, codes or orders, and without giving notice requesting instructions from the RDCK, they shall bear all costs arising there from.

The Contractor shall, at their own expense, procure all permits, licenses and certificates required by law for the supply of the Services.

The Contractor will give all notices and obtain all the licenses and permits required to supply the Services. The Contractor will comply with all laws applicable to the supply of the Services and performance of the Contract.

Any Contract resulting from this RFP will be governed by and will be construed and interpreted in accordance with the laws of the Province of British Columbia.

## **Security for Supply of Services**

Unless otherwise agreed in writing by the RDCK, the Contractor must provide the RDCK security for the performance of its obligations under the Contract in the form of an Irrevocable Commercial Letter of Credit in the amount of 10% of the Contract Price, which security was issued by a financial institution within the RDCK that is acceptable to the RDCK in its absolute discretion and in form and substance approved by the RDCK.

## **Force Majeure**

In the event that either party is rendered wholly or partly unable to perform its obligations hereunder as a result of an event of Force Majeure, then subject to the RDCK's right of termination under section 3.12- RDCK's Right to Terminate, the Contract, that party will be excused from whatever performance is affected by the event of Force Majeure, to the extent so affected, provided that:

- a) the non-performing party promptly after the occurrence of the event of Force Majeure gives the other party notice describing the particulars of the occurrence;
- b) the suspension of performance is of no greater scope and of no longer duration than is required by the event of Force Majeure;
- c) the non-performing party uses reasonable commercial efforts to remedy its inability to perform; and
- d) when the non-performing party is able to resume performance of its obligations hereunder, that party will give the other party written notice thereof.

## **PART 4 – PAYMENT CLAUSES**

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### **Payment Clauses**

This Part shall be read with and shall form part of the Contract.

### **Payment for Services**

This Part sets out the method of measurement and payment to compensate the Contractor for the supply of the Services.

Payment will be made by the RDCK to the Contractor within thirty (30) days of submission by the Contractor of complete service detail for the Services supplied in the previous month during the term of the Contract.

### **Goods and Services Tax**

The Contractor shall identify the GST as separate line item on all invoices.

### **Payment Withheld or Deducted**

The RDCK may withhold payment on any Progress Payment as may be necessary or prudent to protect itself from loss on account of:

- a) the Contractor is not making satisfactory progress with the supply of the Services;
- b) defective Services which are not remedied;
- c) if applicable, there are claims of lien, or liens (or a lien) filed against any premises of which the Services are supplied or being supplied, or reasonable evidence of the probable filing of such claims of lien or of filing or registration of liens (or a lien) as a result of the failure of the Contractor to make payment properly to Sub-Contractors or for materials, labour, or otherwise;
- d) damages caused to another party by the Contractor;
- e) any other evidence of loss or danger of loss on the part of the RDCK, resulting from of the Contractor's operations.
- f) the RDCK has corrected deficiencies under section 3.11-RDCK's Right to obtain Services from other suppliers.

### **Monies Due to the RDCK**

The Contractor's payment for any commodity value to the RDCK, if any is required by the Contract, will be provided to the RDCK monthly.

All monies payable to the RDCK by the Contractor under any stipulation herein or as provided in section 3.11-RDCK's Right to obtain Services from other suppliers, or section 4.5-Liquidated Damages, may be

retained by the RDCK out of any monies due, or which may become due, from the RDCK to the Contractor under this or any other Contract with the RDCK, or the RDCK may demand payment to the RDCK by the Contractor, or the RDCK may deduct monies from the Irrevocable Commercial Letter of Credit. The RDCK shall have full authority to withhold any amount or estimated amount, if circumstances arise which may indicate the advisability of so doing, though the final sum to be retained may be unascertained.

The RDCK may also, at its discretion, calculate into the monies due to the RDCK, the RDCK's staff time plus a 10% overhead in any event where the RDCK has had to correct deficiencies as per section 3.11-RDCK's Right to obtain Services from other suppliers.

### **Liquidated Damages**

In case the Contractor fails to commence or complete the supply of the Services in accordance with the Contract, and to the satisfaction of the Manager, within the time or times specified, the Contractor shall pay to the RDCK a sum of the annual Contract Price divided by 365 for each and every day that the Services have not been supplied after the times specified; which sum or sums, in view of the difficulty of ascertaining the losses which the RDCK will suffer by reason of delay in the supply of Services, is hereby agreed upon and fixed as a reasonable measure of the RDCK's costs and determined by the parties hereto as the liquidated damages that the RDCK will suffer by reason of said delay and default, and not as a penalty. The RDCK may deduct and retain the amounts of such liquidated damages as per section 4.4-Monies Due to the RDCK.

### **Negotiations During Contract Term**

If the RDCK requires changes to the supply of the Services, negotiations for payment to the Contractor for Services not specified herein shall be based on a comparison of similar Services that are specified herein, and as specifically measured by the increase or decrease in process time required, manpower, equipment, etc., each of which will be specifically identified, fully itemized, and at the discretion of the Manager, justified. If similar comparison is not practical, then the item will be specifically negotiated, based on time required, manpower, equipment, etc., each of which will be specifically identified and fully itemized.

# PROPOSAL FORM

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## REQUEST FOR PROPOSALS

### CONCESSION OPERATOR Creston & District Community Complex

**CLOSING DATE & TIME: 12:00 PM, July 2, 2026**

**COMPANY NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**CITY/POSTAL CODE:** \_\_\_\_\_

**EMAIL:** \_\_\_\_\_

**DATED:** \_\_\_\_\_

**TO:** Regional District of Central Kootenay  
Via email to [sdurning@rdck.bc.ca](mailto:sdurning@rdck.bc.ca)

The Proponent has carefully examined the Site where the Services will be supplied or used and the Contract Documents for the Concession Operator.

The undersigned Proponent understands the conditions under which the Services are to be supplied and offers to provide all necessary labour, machinery, tools, equipment, apparatus and other means of construction and do all work and furnish all materials called for by the Contract Documents in the manner prescribed herein and in accordance with the Regional District's requirements, for the rates Proposed in Schedule 2-Pricing Schedules and in accordance with the other Schedules of this Proposal.

The immediately following schedules, entitled Schedules 1 to 7, shall be read with and form part of this Proposal as if embodied herein. The Proposal includes all addenda numbers [#] to [#] inclusive.

The Proponent understands and agrees that:

- a) the proposed rates specified in Schedule 2-Pricing Schedules include all taxes, duties and all other additional charges on any materials, equipment and labour, except the GST which shall be charged separately;
- b) payment will be made only for the supply of Services specified in the Contract. Payment will be made according to the rates proposed in Schedule 2-Pricing Schedules;
- c) The lowest or any Proposal will not necessarily be accepted. The RDCK reserves the right in its absolute discretion to: accept the Proposal which it deems most advantageous and favorable in the interests of the RDCK; and waive informalities in, or reject any or all Proposals, in each case without giving any notice. In no event will the RDCK be responsible for the costs of preparation or submission of a Proposal;

If there is only one compliant Proposal received by the Closing Time, the RDCK reserves the right to accept the Proposal or cancel the Proposal process with no further consideration for the sole Proposal. This includes the right to cancel this RFP at any time prior to entering into the Contract with the Contractor. The RDCK reserves the right to cancel at any time before award of the Contract without being obliged to any Proponent – not just where there is only one compliant Proposal; and

- d) The RDCK reserves the right, at its sole discretion to waive irregularities and informalities in any Proposal and to seek clarification or additional information on any area of any Proposal when it is in the best interest of the RDCK to do so. The RDCK, however, may at its sole discretion reject or retain for consideration Proposals which are non-conforming because they do not contain the content or form required by these Instructions to Proponents or because they have not complied with the process for submission set out herein.

*The Proponent agrees as follows:*

- a) If the undersigned is notified in writing of the acceptance of their Proposal, it agrees that it will enter into negotiations with the RDCK within fifteen (15) days of the date of the Notice of Acceptance for a Contract;
- b) Guarantees completion of the Contract in accordance with the Contract Documents;
- c) Within fifteen (15) days from the date of the Notice of Acceptance of this Proposal, to furnish to the RDCK, the specified insurance and WorkSafe BC clearance letter for the performance of the Contract;
- d) To begin supply of the Services on the date specified in the Notice to Proceed;
- e) Except as expressly and specifically permitted in these Instructions to Proponents, no Proponent shall have any claim for any compensation of any kind whatsoever, as a result of participating in this RFP, and by submitting a Proposal each Proponent shall be deemed to have agreed that it has no claim; and

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

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Signature of Proponent

**Authorization**

I/we hereby certify that the prices and dates and other information contained in this Proposal are correct, and that the signatures below are those of duly authorized officers of our company having the power necessary to make such a Proposal.

It is hereby agreed that once the Proposals for the Contract have been opened, this Proposal and the offer constituted thereby shall not be revoked before EITHER acceptance thereof by the Regional District OR the expiration of ninety (90) calendar days after the opening of Proposals for the Contract, whichever shall first occur.

**SIGNED, SEALED AND DELIVERED by:**

\_\_\_\_\_  
Name of Proponent (Company)

In the presence of:

\_\_\_\_\_  
Name (printed)

\_\_\_\_\_  
Witness Name (printed)

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Address (printed)

\_\_\_\_\_  
Address (printed)

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DATED at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

## **SCHEDULES**

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Schedule 1 - Description of Services

Schedule 2 - Pricing Schedules

Schedule 3 - Equipment List

Schedule 4 - Proposed Sub-Contractors

Schedule 5 - List of Previous Experience (Contracts)

Schedule 6 - Schedule of Addenda

Schedule 7 - Environmental Attributes

## **SCHEDULE 1 – DESCRIPTION OF SERVICES**

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[Enter description of services]

## **SCHEDULE 2 – PRICING SCHEDULES**

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This section shall be read with and shall form part of the Contract Form. The Proponent hereby proposes the following prices to provide all materials, supervision, labour, equipment and all else necessary for the proper supply of the Services. Costs of a general nature that do not pertain to any one item shall be pro-rated among all items. No claim for extra payment on the grounds that the Services supplied could not be properly charged to items within the Description of Services will be considered.

[Enter required pricing schedule/table]

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Signature of Proponent





## **SCHEDULE 5 – LIST OF PREVIOUS EXPERIENCE (CONTRACTS)**

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The Proponent shall fill in details below of the most recent contracts they have undertaken with the supply of Services of a nature similar to this proposed Contract.

It is the intention of Regional District of Central Kootenay to use the information given below to assess the experience of the Proponent in the appropriate supply of Services. The RDCK may contact the references given below before awarding the Contract.

### **Proponent's Experience on Projects of a Similar Nature**

Project: \_\_\_\_\_ Value: \_\_\_\_\_

Owner: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Description: \_\_\_\_\_  
\_\_\_\_\_

Project: \_\_\_\_\_ Value: \_\_\_\_\_

Owner: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Description: \_\_\_\_\_  
\_\_\_\_\_

Project: \_\_\_\_\_ Value: \_\_\_\_\_

Owner: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Description: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Proponent

**SCHEDULE 6 - ADDENDA**

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It is herewith acknowledged that the following Addenda have been received and form part of the Proposal.

ADDENDUM NO. \_\_\_\_\_ DATED \_\_\_\_\_

ADDENDUM NO. \_\_\_\_\_ DATED \_\_\_\_\_

ADDENDUM NO. \_\_\_\_\_ DATED \_\_\_\_\_

ADDENDUM NO. \_\_\_\_\_ DATED \_\_\_\_\_

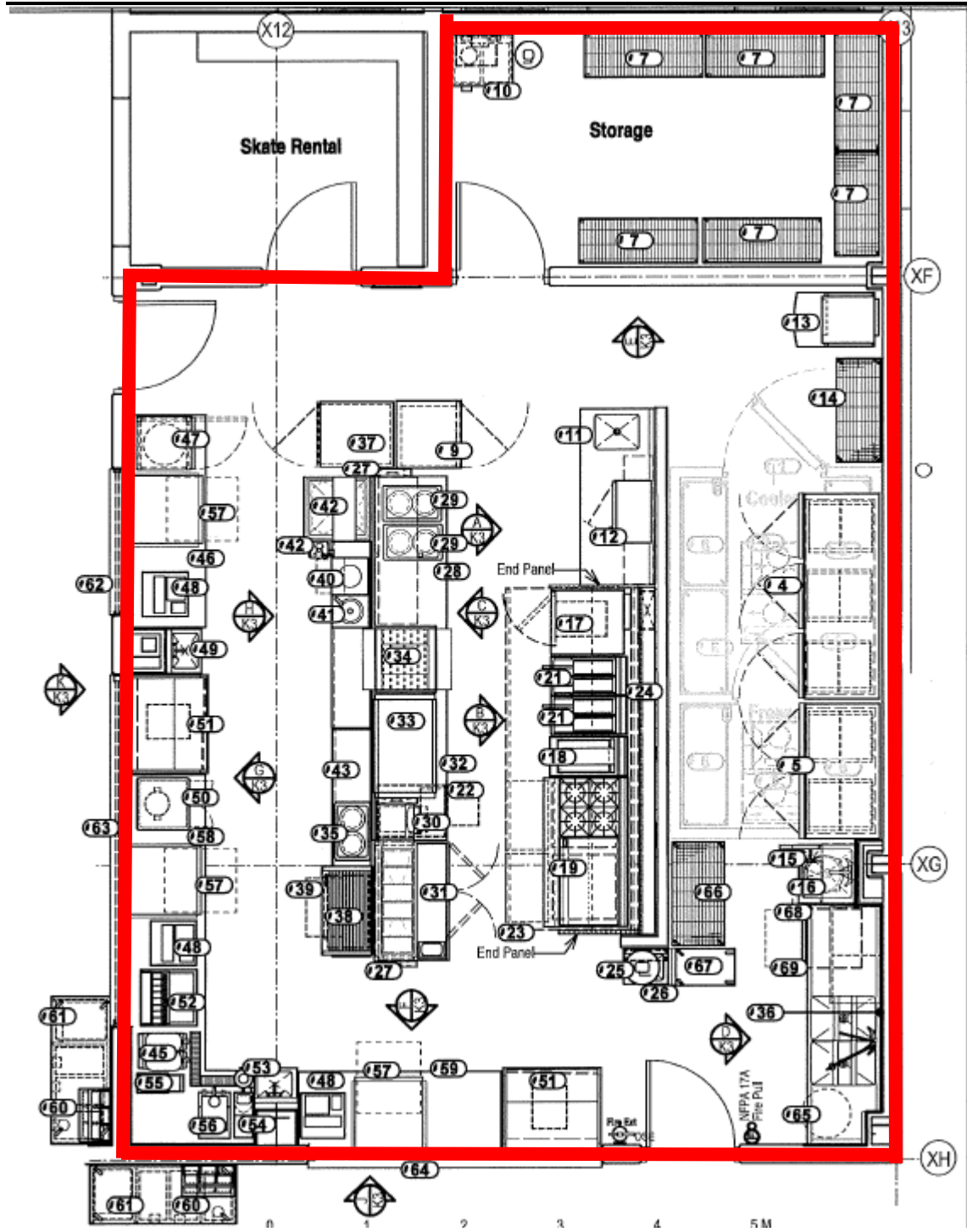
ADDENDUM NO. \_\_\_\_\_ DATED \_\_\_\_\_

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Signature of Proponent



# APPENDIX A – SITE PLAN



## APPENDIX B – CONTRACT

# Concession Services Agreement

**Contract #:** YYYY-##-DEPT\_CONTRACTOR\_NAME  
**Project:** Add project name  
**GL Code:** Add account and work order OR see Schedule B

THIS AGREEMENT executed and dated for reference the:

day day of month, year  
(Day) (Month) (Year)

### BETWEEN

#### REGIONAL DISTRICT OF CENTRAL KOOTENAY

(hereinafter called the **RDCK**)

at the following address:

Box 590, 202 Lakeside Drive  
Nelson, BC V1L 5R4

**AND**

#### ADD CONTRACTOR NAME

(hereinafter called the **Contractor**)

at the following address:

Add address  
City, Province, Postal Code

Agreement Administrator: Add name

Telephone #: Add phone #

Email: Add email

Agreement Administrator: Add name

Telephone: Add phone #

Email: Add email

### 1 FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS CONFIRMED, THE RDCK AND THE CONTRACTOR AGREE AS FOLLOWS:

- (a) **SERVICES:** The Contractor shall provide the services detailed in **Schedule A** of this Agreement (the **Services**).
- (b) **CHANGES TO SERVICES:** The RDCK and the Contractor acknowledge that it may be necessary to modify the Services, the Project schedule and/or the Budget in order to complete the Project. In the event that the RDCK or the Contractor wishes to make a change or changes to the Services, the Project schedule and/or the Budget it shall notify the other of the proposed change and reason(s) therefore. The party receiving the notification shall review and consider the proposal for change and shall as soon as is reasonably possible and no longer than within five (5) working days, advise in writing the party proposing the change whether it agrees to the change. Where the parties agree to the change, such agreement will form part of this Agreement and be formalized by means of an Agreement Amendment.

- (c) **TERM:** Notwithstanding the date of execution of this Agreement the Contractor shall provide the Services described in Schedule A hereof commencing on **August 1, 2026** and ending on **July 31, 2027** (the **Term**). Agreement will be for one (1) year with the option to extend for up to two (2) more years upon mutual agreement and RDCK Board approval
- (d) **LOCATION:** Services will be provided at the Creston & District Community Complex, hereinafter referred to as the "Facility" or "CDCC", located at 312-19<sup>th</sup> Ave N, Creston BC.
- (e) **CONTRACT PRICE/RATE:** \$TBD (excluding GST) on the terms set out in Schedule D.
- (f) The following Schedules are incorporated into, and form part of this Agreement:
  - Schedule A: Description of Services
  - Schedule B: RDCK Facility and Equipment Use
  - Schedule C: Supplementary Terms and Conditions
  - Schedule D: Contract Payment Terms
- (g) The following terms and conditions are incorporated into, and form part of this Agreement:

## GENERAL CONTRACT CONDITIONS

### 2 The Contractor shall:

- (a) At all times, exercise the standard of care, skill and diligence normally exercised and observed by persons engaged in the performance of services similar to the Services;
- (b) At all times, treat as confidential all information and material supplied to or obtained by the Contractor or subcontractor as a result of this Agreement and not permit the publication, release or disclosure of the same without the prior written consent of the RDCK;
- (c) Not perform any service for any other person, firm or corporation which, in the reasonable opinion of the RDCK, may give rise to a conflict of interest;
- (d) Be an independent Contractor and not the servant, employee or agent of the RDCK;
- (e) Ensure all persons employed by it to perform the Services are competent to perform them, adequately trained, fully instructed and supervised;
- (f) Ensure that all personnel hired by the Contractor to perform the Services will be the employees of the Contractor and not to the RDCK with the Contractor being solely responsible for the arrangement of reliefs and substitutions pay supervision, discipline, employment insurance, workers compensation, leave and all other matters arising out of the relationship of employer and employee;
- (g) Not in any manner whatsoever commit or purport to commit the RDCK to the payment of any money;
- (h) Accept instructions from the RDCK, provided that the Contractor shall not be subject to the control of the RDCK in respect of the manner in which such instructions are carried out;

- (i) Use due care that no person or property is injured and no rights infringed in the performance of the Services, and shall be solely responsible for all losses, damages, costs and expenses in respect to any damage or injury, including death, to persons or property incurred in providing the Services or in any other respect whatsoever.

### **ASSIGNMENT**

- 3 The Contractor shall not sublet, sell, transfer, assign, or otherwise dispose of the Contract, any portion thereof, or their right, title, or interest therein, or their obligations there under without written consent of the RDCK which consent may be withheld unreasonably, except for an assignment to a bank of the payments to be received by the Contractor from the RDCK.

### **INSURANCE**

- 4 The Contractor must provide the RDCK with a certificate of insurance upon execution of this Agreement in a form acceptable to the Chief Financial Officer of the Regional District and shall, during the Term of this Agreement, take out and maintain the following insurance coverage:
  - (b) comprehensive commercial general liability insurance against claims for bodily injury, death or property damage arising out of this Agreement or the provision of the Services in the amount of **\$ 5,000,000.00 dollars per occurrence** with a **maximum deductible of \$5,000**;

Such insurance will:

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

Contractor shall pay to the RDCK the amount of the premium immediately on demand.

- (c) all risk property coverage in an amount sufficient to cover the cost of the contractor's equipment and tools needed for this contract, as well as work product in progress prior to delivery.

#### **INDEMNITY**

- 5 Notwithstanding the provision of any insurance coverage by the RDCK, indemnify and save harmless the RDCK, its successor(s), assign(s) and authorized representative(s) and each of them from and against losses, claims, damages, actions, and causes of action (collectively referred to as Claims), that the RDCK may sustain, incur, suffer or be put to at any time either before or after the expiration or termination of this Agreement, that arise out of errors, omissions or negligent acts of the Contractor or its subcontractor(s), servant(s), agent(s) or employee(s) under this Agreement, excepting always that this indemnity does not apply to the extent, if any, to which the Claims are caused by errors, omissions or the negligent acts of the RDCK its other contractor(s), assign(s) and authorized representative(s) or any other persons.

#### **COMPLIANCE WITH WORKERS COMPENSATION ACT**

- 6 The Contractor shall ensure compliance, on their part and on the part of all of their Sub-Contractors, with the Workers Compensation Act and the Occupational Health and Safety Regulations thereunder.
- 7 Prior to supplying any of the Services in the Contract, the Contractor must provide the RDCK with the Contractor's WorkSafe BC number and must pay and keep current during the term of the Contract, all assessments required by WorkSafe BC in relation to the supply of the Services or the Contract Price. In any case where pursuant to the provisions of the Workers Compensation Act, an order is given to the Contractor, or one of their Sub-Contractors in respect to their operations under the Contract to cease operations because of failure to install or adopt safety devices or appliances or methods as directed, or required by the Workers Compensation Act or Regulations there under, or because conditions of immediate danger exist that would be likely to result in injury to any person, and the Contractor is not available or capable of removing the danger to life or equipment resultant from the Contractor's operations then the RDCK may issue a Written Notice to the Contractor and may immediately arrange for the removal of this danger and the Contractor shall be liable for the costs of such arrangements, but such act by the RDCK shall not relieve the Contractor of responsibility for injury, loss of life, or damage which may occur in that situation.
- 8 In the event that the Contractor refuses or fails to comply with an order under the Workers Compensation Act or Regulations thereunder, so that the supply of the Services is stopped, the RDCK may, upon written notice, terminate the Contract and proceed in accordance with Sections 21, 22, 23, 24 - *RDCK's Right to Terminate the Contract*.
- 9 The Contractor shall, during the term of the Contract, maintain Workers Compensation Insurance in order to fully protect both its employees and the RDCK as may be required by law during the

term of the Contract and shall on each anniversary date of the Contract, provide the RDCK with proof of payment of claims in good standing with WorkSafe BC by way of a WorkSafe BC Clearance Letter. The Contractor will Be responsible for all fines, levies, penalties and assessments made or imposed under the Worker's Compensation Act and regulations relating in any way to the Services, and indemnify and save harmless fines, levies, penalties and assessments.

#### **HEALTH AND SAFETY**

- 10** The Contractor shall be solely and completely responsible for ensuring safety of all persons and property during the supply of the Services. This requirement shall apply during the Contract period and not be limited to normal working hours.
- 11** The Contractor shall be liable for any and all injury or damage which may occur to persons or to property due to any act, omission, neglect or default of the Contractor, or of their employees, workmen or agents.
- 12** The Contractor shall satisfy the Manager that a safety program has been developed in accordance with the Occupational Health and Safety Regulations, and Safe Work Practices and Procedures of WorkSafe BC and shall incorporate all of the RDCK's operating requirements and restrictions.
- 13** The Contractor shall assign an individual responsible and authorized to supervise and enforce compliance with all safety regulations required in the supply of the Services.

#### **INTENT OF CONTRACT DOCUMENTS**

- 14** The intent of the Contract Documents is that the Contractor shall provide all materials, supervision, labour, equipment and all else necessary for or incidental to the proper supply of the Services described in **Schedule A** and all incidental work to supply the Services. This is not an Agreement of employment. The Contractor is an independent Contractor and nothing herein shall be construed to create a partnership, joint venture or agency and neither party shall be responsible for the debts or obligations of the other.

#### **RDCK REPRESENTATIVE'S AUTHORITY**

- 15** The RDCK Representative will observe the supply of the Services in progress on behalf of the RDCK. The RDCK Representative will have the authority to stop the supply of the Services whenever such stoppage may be necessary, in their opinion, to ensure the proper supply of the Services in accordance with the provisions of the Contract.

#### **NOTICE TO PROCEED**

- 16** Following the execution of the Contract by the Contractor and the provisions of the required Irrevocable Commercial Letter of Credit and insurance policies, a written Notice to Proceed with the supply of the Services will be given to the Contractor by the RDCK. The Contractor shall supply the Services at the time specified in the Contract or, if applicable, begin supplying the Services on the first day of the Term and shall proceed with the supply of the Services regularly and without interruption thereafter throughout the Term, unless otherwise directed in writing by the Manager or RDCK.

## **RDCK'S RIGHT TO OBTAIN SERVICES FROM OTHER SUPPLIERS**

- 17** If the Contractor should refuse or fail to supply adequate workmanship, products, or machinery and equipment for the scheduled supply of the Services, or neglects to supply the Services properly, or fails to perform any of the provisions of the Contract, then the RDCK, without prejudice to any of its other rights under the Contract, may notify the Contractor in writing, that the Contractor is in default of their contractual obligations, and instruct him to correct the default within forty-eight (48) hours.
- 18** If the correction of the default cannot be completed within forty-eight (48) hours as specified, the Contractor shall be considered to be in compliance with the RDCK's instruction if it commences the correction of the default within the specified time, and in addition provides the RDCK with a schedule that is acceptable to the RDCK in its sole discretion for such correction and completes the corrections in accordance with such schedule.
- 19** If the Contractor fails to comply with the provisions of this section the RDCK may, without prejudice to any other right or remedy they may have, obtain the supply of Services from another supplier and may deduct the cost thereof from the payment then or thereafter due the Contractor, or may without notice to the Contractor deduct the cost from the amount secured under the Irrevocable Commercial Letter of Credit.

## **RDCK'S RIGHT TO TERMINATE THE CONTRACT**

- 20** If the Contractor should:
- (a) be adjudged bankrupt, or make a general assignment for the benefit of creditors, or if a receiver is appointed on account of their insolvency, or
  - (b) fail to make sufficient payments due to their Sub-Contractors, or suppliers, or
  - (c) disregard laws or regulations that apply to the supply of the Services, or the RDCK's instructions, or
  - (d) abandon the supply of the Services, or
  - (e) otherwise violate the conditions of the Contract, the RDCK shall, by written notice, instruct the Contractor to correct the default within forty-eight (48) hours.
- 21** If the default is not corrected within forty-eight (48) hours, then the RDCK may, without prejudice to any other right or remedy they may have, terminate the Contract. If notice has been given to the Contractor under Sections 17, 18 and 19 of the contract - *RDCK's Right to Obtain Services from Other Suppliers*, then a further notice and time to correct the default is not required and that in addition to correcting the default RDCK may without further notice proceed to terminate the Contract.
- 22** If the RDCK terminates the Contract under the conditions set out above, the RDCK shall be entitled to:
- (a) obtain the supply of the Services by whatever method is deemed expedient but without

undue delay or expense;

- (b) withhold any further payments to the Contractor until the supply of the Services is finished;
- (c) upon completion of the supply of the Services, determine the full cost of obtaining the supply of the Services including compensation to the RDCK for this additional service and a reasonable allowance to cover the costs of any corrections required under the guarantee, and charge the Contractor the amount by which the full cost exceeds the unpaid balance of the Contract Price; or if such cost of obtaining the supply of the Services is less than the unpaid balance of the Contract Price, pay the Contractor the difference; or if such cost of finishing the supply of the Services is greater than the unpaid balance deduct the difference from the Irrevocable Commercial Letter of Credit.

**23** It is also understood and agreed by and between the parties to the Contract, that in the event of a strike or lockout of the employees of the RDCK taking place during the term of the Contract, during which the supply of the Services may be interrupted or blocked, that the provisions of the Contract requiring payment by the RDCK to the Contractor shall be renegotiated on the basis of the Contractor's actual proven costs for the period.

**24** It is also understood and agreed by and between the parties to the Contract, that in the event of a strike or lockout of the employees of the Contractor taking place during the term of the Contract, during which the supply of the Services may be interrupted or blocked, that the RDCK shall at its option and without penalty or further payment to the Contractor, have the right to unilaterally terminate the Contract, and to remove the Contractor, their employees and equipment from the Site.

#### **CONTRACTOR'S RIGHT TO STOP SUPPLY OF SERVICES OR TERMINATE THE CONTRACT**

**25** If the supply of the Services should be stopped or otherwise delayed for a period of ninety (90) days or more under an order of any court, or other public authority, and provided that such order was not issued as the result of any act or fault of the Contractor or of anyone directly or indirectly employed by him, the Contractor may, without prejudice to any other right or remedy they may have, by giving the RDCK written notice, hold the RDCK in default.

**26** The Contractor may notify the RDCK in writing that the RDCK is in default of its contractual obligations if the RDCK, subject to requirements of these Contract General Conditions fails to pay to the Contractor when due, any amount due and owing to the Contractor under the Contract. Such written notice shall advise the RDCK that if such default is not corrected within thirty (30) calendar days from the receipt of the written notice the Contractor may, without prejudice to any other right or remedy it may have, stop the supply of the Services and terminate the Contract.

**27** If the Contractor terminates the Contract under the conditions set out above, they shall be paid for all Services supplied and for any loss sustained upon products and construction machinery and equipment, with reasonable profit up to the time that the Contract is terminated. If the Contractor terminates the Contract this is their sole remedy and the RDCK will not be liable for any additional costs or for any loss of profit following termination.

## **SUB-CONTRACTORS**

- 28** The Contractor agrees to preserve and protect the rights of the RDCK with respect to any supply of Services or work performed under the Contract and shall:
- (a) enter into Contracts or written Agreements with the Sub-Contractors requiring them to supply Services and perform work in accordance with and subject to the terms and conditions of the Contract Documents; and
  - (b) be as fully responsible to the RDCK for acts and omissions of the Sub-Contractors and of persons directly or indirectly employed by them as for acts and omissions of persons directly employed by the Contractor.
- 29** The Contractor therefore shall incorporate all terms and conditions of the Contract General Conditions into all Sub-Contract Agreements they enter into with their Sub-Contractors, insofar as they are applicable.
- 30** The Contractor agrees to employ only those Sub-Contractors proposed by him in writing in Schedule C of the RFP -Proposed Sub-Contractors, and accepted by the RDCK for such portions of the supply of the Services as may be designated.
- 31** The RDCK may, for reasonable cause, object to the use of a proposed Sub-Contractor and require the Contractor to employ another that is acceptable to the RDCK. Under these circumstances, the RDCK will advise the Contractor, in writing, of its objection to a Sub-Contractor. The Contractor shall provide the names of alternate Sub-Contractors for that part of the supply of the Services, each of whom must be acceptable to the RDCK. The Contractor and the RDCK will then agree as to which new Sub-Contractor shall be used.
- 32** Nothing contained in the Contract General Conditions shall create any contractual obligation between any Sub-Contractor and the RDCK.
- 33** Sub-Contractors shall not further sub-contract any portion of the supply of the Services that is the subject of their sub-contract without prior written approval of the RDCK, which may not be withheld unreasonably.

## **PRIVATE LAND**

- 34** If applicable, it shall be the Contractor's responsibility to ascertain the boundaries within which the supply of Services must be confined. The Contractor shall not enter upon lands other than those provided by the RDCK for any purpose without obtaining prior written permission of the land-owners and occupiers. A copy of the written permission is to be provided to the RDCK prior to entry upon private lands.
- 35** The Contractor shall not enter upon lands owned by others on which the RDCK has easements or rights-of-entry without having received the prior written authorization of the RDCK for such entry. It shall be the Contractor's responsibility to ascertain from the RDCK the conditions on which easements of rights-of-entry have been granted on private lands and to abide by these conditions throughout.

## **DISPUTE RESOLUTION**

- 36** All claims, disputes or issues in dispute between the RDCK and the Contractor shall be decided by mediation or arbitration if the parties agree, or failing agreement, in a court of competent jurisdiction within the Province of British Columbia. All procedures for the resolution of disputes arising in relation to the Contract shall be governed by the laws of British Columbia, Canada.
- 37** In the event that the parties agree to arbitration, the arbitration shall be governed by the rules of the British Columbia International Arbitration Centre, except that the Arbitrator(s) shall be agreed upon by the parties, and failing agreement by the parties, shall be appointed by a court of competent jurisdiction within the Province of British Columbia, Canada.
- 38** Arbitration will take place in the Southern Interior of British Columbia and be governed by the laws of the Province of British Columbia, Canada.

## **TAXES AND DUTIES**

- 39** The Contractor shall pay all government sales taxes, customs duties and excise taxes with respect to the Contract including but not limited to any GST or PST. The Contractor is required to identify any applicable tax separately on all invoices and the RDCK is liable to pay this amount to the Contractor. Where an exemption of government sales taxes, custom duties or excise taxes is applicable to the Contract by way of the Contractor filing claims for, or cooperating fully with the RDCK and the proper authorities in seeking to obtain such refunds, the procedure shall be established in a Supplementary Condition.

## **STAFF RESOURCES AND MANAGEMENT**

- 40** The Contractor shall, at all times during the term of the Contract, have a Supervisor charged with the responsibility of supervising the operations of the Contractor and shall maintain a local office at all times and a telephone staffed during all working hours throughout the duration of the Contract.
- 41** The Contractor shall employ properly qualified and trained equipment operators, labourers and supervisory staff for the operation of the Contract and shall make available a sufficient number of staff to complete the supply of the Services. Failure or delay in the performance of the Contract due to the Contractor's inability to obtain personnel of the number and skill required shall constitute a default of the Contract.
- 42** The Contractor shall ensure that no person will be discriminated against because of race, colour, sex, age, religion or origin. Wages and hours of labour employed shall be in accordance with all applicable federal, provincial and municipal enactments. The Contractor shall, at all times, enforce discipline and good order among their employees, and shall not employ on the Site any unfit person or anyone not skilled in the work assigned to them. Any persons employed on the Site, who become intoxicated, intemperate, disorderly, incompetent or willfully negligent, shall, at the written request of the RDCK Representative, be removed from the Site and shall not be employed again in any portion of the supply of the Services without the approval of the RDCK Representative.

## **EMERGENCY CALL OUTS**

- 43** Before commencement of the Contract, the Contractor shall provide to the Owner with a list of at least three names and telephone numbers of the Contractor's representatives who can be called outside normal working hours to act for the Contractor for emergency "call outs" in connection with Work under the Contract. Names are to be listed in **Schedule A – Services**. At least one person on the list shall be available at all times outside of normal working hours. The Contractor shall issue an updated list whenever a change in call out personnel or phone numbers is made.

## **RIGHT TO AUDIT**

- 44** Upon reasonable notice the Contractor and/or any Sub-Contractors shall provide the RDCK and its internal auditors, external auditors, its regulators and such other entities/persons as the RDCK may designate, with unrestricted access at reasonable times to the data and records relating to the supply of the Services, including but not limited to the Contractor's marketing and sale of the recyclable material, the amounts charged to the RDCK by the Contractor, and the amounts of any commodity value rebates that are payable. Such access will be provided in order to verify the accuracy of charges and invoices for the Services supplied.

## **CHANGE IN THE SERVICES**

- 45** The RDCK, without invalidating the Contract, may make changes by altering, adding to, or deducting from the Services. The Contractor shall proceed with the supply of the Services as changed and the Services shall be supplied under the provisions of the Contract. No changes shall be undertaken by the Contractor, without written order from the RDCK, except in an emergency endangering life or property, and no claims for additional compensation shall be valid unless the change in writing was so ordered.
- 46** If such changes affect the requirements of the Contract, they will be so specified at the time of ordering the changes.

## **INSPECTION OF THE WORK**

- 47** The Owner's Representative will inspect the Work during the period of operation and will observe the Work in progress on behalf of the Regional District. The Owner's Representative will have the authority to stop the Work whenever such stoppage may be necessary, in his opinion, to ensure the proper execution of the Work in accordance with the provisions of the Contract Agreement.
- 48** The Regional District and its representatives shall at all times have access to the Work whenever it is in preparation or progress and the Contractor shall provide proper facilities for such access and for inspection.
- 49** If the specifications, the Regional District's instructions, laws, ordinances, or any public authority requires any Work to be specially tested or approved, the Contractor shall give the Owner's Representative timely notice of his readiness for inspection, and if the inspection is by an authority other than the Regional District, the date fixed for such inspection.
- 50** If any Work should be covered up without approval or consent of the Regional District it must, if

required by the Regional District, be uncovered for examination at the Contractor's expense.

- 51** Examination of questioned Work may be ordered by the District and if so ordered the Work shall be uncovered by the Contractor. If such Work is found not to be in accordance with the Contract Documents through the fault of the Contractor, the Contractor shall pay the cost of examination and replacement of the Work. If such Work is found to be in accordance with the Contract Documents, the Regional District shall pay these costs.

### **CONTRACT PERFORMANCE REVIEWS**

- 52** From time to time as deemed necessary, the Manager may request that the Contractor participate in a Contract performance review. Documented performance arising from such reviews may be used as basis for alteration of the description of Services or suspension/termination of the Contract.

### **RIGHTS OF WAIVER**

- 53** A waiver of any breach of or provision of the Contract will not constitute or operate as a waiver or any other breach of any other provision, nor will any failure to enforce any provision herein operate as a waiver of such provisions or of any other provisions.

### **DUTY OF CARE**

- 54** The Contractor acknowledges that the RDCK, in the preparation of the Contract documents, provision of oral or written information to Proponents, review of Proposals or the carrying out of the RDCK's responsibilities under the Contract, does not owe a duty of care to the Contractor and the Contractor waives for itself and its successors, and waives the right to sue the RDCK in tort for any loss, including economic loss, damage, cost or expense arising from or connected with any error, omission or misrepresentation occurring in the preparation of the Contract documents, provision of oral or written information to Proponents, review of Proposals or the carrying out of the RDCK's responsibilities under the Contract.

### **SEVERABILITY**

- 55** All sections of the Contract are severable one from the other. Should a court of competent jurisdiction find that any one or more sections herein are void the validity of the remaining paragraphs hereof will not be affected.

### **COMPLIANCE WITH PERMITS, LAWS AND REGULATIONS**

- 56** The laws and regulations of the place where the Services are supplied shall govern.
- 57** The Contractor shall give all required notices and comply with all laws, ordinances, regulations, codes and orders of all authorities having jurisdiction relating to the supply of the Services, to preservation of public health, and to construction safety. If the Contractor observes anything in the Contract Documents to be at variance with the foregoing, they shall promptly notify the RDCK, in writing, and await the RDCK instructions. If the Contractor supplies any Services or performs any work, knowing it to be contrary to such laws, ordinances, regulations, codes or orders, and

without giving notice requesting instructions from the RDCK, they shall bear all costs arising there from.

- 58 The Contractor shall, at their own expense, procure all permits, licenses and certificates required by law for the supply of the Services.
- 59 The Contractor will give all notices and obtain all the licenses and permits required to supply the Services. The Contractor will comply with all laws applicable to the supply of the Services and performance of the Contract.
- 60 This Agreement shall be governed by and will be construed and interpreted in accordance with the laws of the Province of British Columbia.

### SECURITY FOR SUPPLY OF SERVICES

- ~~61 Unless otherwise agreed in writing by the RDCK may, in its absolute discretion, the Contractor shall provide to the RDCK security for the performance of its obligations under the Contract in the form of an Irrevocable Commercial Letter of Credit in the amount of 10% of the Total Annual Contract Price detailed in Schedule D: Contract Payment Terms, which security shall be issued by a financial institution within the RDCK that is acceptable to the RDCK in its absolute discretion and in form and substance approved by the RDCK.~~

### FORCE MAJEURE

- 62 In the event that either party is rendered wholly or partly unable to perform its obligations hereunder as a result of an event of Force Majeure, then subject to the RDCK's right of termination under Sections 21, 22, 23, 24 - *RDCK's Right to Terminate the Contract.*, that party will be excused from whatever performance is affected by the event of Force Majeure, to the extent so affected, provided that:
- (a) the non-performing party promptly after the occurrence of the event of Force Majeure gives the other party notice describing the particulars of the occurrence;
  - (b) the suspension of performance is of no greater scope and of no longer duration than is required by the event of Force Majeure;
  - (c) the non-performing party uses reasonable commercial efforts to remedy its inability to perform; and
  - (d) when the non-performing party is able to resume performance of its obligations hereunder, that party will give the other party written notice thereof.

### GENERAL

- 63 Time shall be of the essence of this Agreement.
- 64 Any notice required to be given hereunder shall be delivered or mailed by prepaid certified or registered mail to the addresses above (or at such other address as either party may from time to

time designate by notice in writing to the other), and any such notice shall be deemed to be received 72 hours after mailing.

- 65** This Agreement shall be binding upon the parties and their respective successors, heirs and permitted assigns.
- 66** A waiver of any provision or breach by the Contractor of any provision of this Agreement shall be effective only if it is in writing and signed by the RDCK.
- 67** A waiver under Section 66 shall not be deemed to be a waiver of any subsequent breach of the same or any other provision of this Agreement.
- 68** Everything produced, received or acquired (the "Material") by the Contractor or subcontractor as a result of this Agreement, including any property provided by the RDCK to the Contractor or subcontractor, shall:
  - (a) be the exclusive property of the RDCK; and
  - (b) be delivered by the Contractor to the RDCK immediately upon the RDCK giving notice of such request to the Contractor.
- 69** The copyright in the Material belongs to the RDCK.
- 70** The RDCK may, at its discretion, notify the Contractor that the terms, amounts and types of insurance required to be obtained by the Contractor hereunder be changed.
- 71** Where the Contractor is a corporation, it does hereby covenant that the signatory hereto has been duly authorized by the requisite proceedings to enter into and execute this Agreement on behalf of the Contractor.
- 72** Where the Contractor is a partnership, all partners are to execute this Agreement.
- 73** Sections 2 c), d), Sections 5 and 69 of this Agreement will, notwithstanding the expiration or earlier termination of the Term, remain and continue in full force and effect.

**74** Except as expressly set out in this Agreement, nothing herein shall prejudice or affect the rights and powers of the RDCK in the exercise of its powers, duties or functions under the Community Charter or the Local Government Act or any of its bylaws, all of which may be fully and effectively exercised as if this Agreement had not been executed and delivered.

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

<b>REGIONAL DISTRICT OF CENTRAL KOOTENAY</b>	<b>ADD CONTRACTOR NAME</b>
<hr/> <p>(Signature of Authorized Signatory)</p>	<hr/> <p>(Signature of Authorized Signatory)</p>
<hr/> <p>(Name and Title of Authorized Signatory)</p>	<hr/> <p>(Name and Title of Authorized Signatory)</p>
<hr/> <p>(Signature of Authorized Signatory)</p>	<hr/> <p>(Signature of Authorized Signatory)</p>
<hr/> <p>(Name and Title of Authorized Signatory)</p>	<hr/> <p>(Name and Title of Authorized Signatory)</p>

## SCHEDULE A: DESCRIPTION OF SERVICES

- 1 SERVICES:** The Contractor shall be responsible for the operation of the concession at the CDCC, delivering onsite food and beverage services to the community in accordance with the Healthy Food Guidelines outlined in Appendix A. The Contractor will retain full operational authority over the designated Concession Space during its scheduled programming and shall ensure all activities are conducted in strict compliance with relevant legislation, provincial standards, and the conditions of its operating license.
  
- 2 CONTRACTOR'S RESPONSIBILITIES –** The Contractor shall:
  - (a) Manage and operate of the Concession Space identified in the attached Schedule "B" during the hours of operations in section 3 of this Schedule A;
  - (b) Plan the menu in accordance with the Healthy Food Guidelines noted in Appendix A;
  - (c) Purchase of all food and other supplies, maintenance of adequate inventories and the production and processing of all goods, utilizing proven formulae and exacting food preparation controls;
  - (d) Manage cash flow to maintain an adequate inventory of food and other supplies necessary for the operation of the Concession Space;
  - (e) Comply with the RDCK's Food Services Restrictions as listed in section 4 of this Schedule A (i.e. sunflower seeds, shelled peanuts, etc.)
  - (f) Establish a dress code and uniforms for all staff to demonstrate a professional approach while providing the Services.
  - (g) Prior to the Commencement Date, provide an initial adequate inventory of cutlery, china, glassware, pots, pans, silverware, trays, small wares, and other cooking and serving utensils, for the effective and efficient operation of the Services;
  - (h) Throughout the Term, at its own cost and expense, ensure the proper cleaning of grease traps, oil filters and hoods, as required, in an emergency or if directed in writing by the RDCK. This includes at least one annual (or more if circumstances or regulations dictate) range hood exhaust system professional inspection and cleaning.
  - (i) Adhere to all RDCK policies and procedures related to the delivery of services at the CDCC.
  - (j) Safeguard workers by ensuring clean, functional clothing, personal protective equipment and footwear, in accordance with WorkSafeBC regulations, is worn during the performance of the Contract.
  - (k) Ensure the Concession Space, and all RDCK and Contractor-owned equipment and appliances are kept clean and hygienic at all times.
  - (l) Ensure all RDCK and Contractor-owned equipment, including kitchen fixtures and appliances, are operated in a safe manner and only for the delivery of Services.

- (m) Inspect the site daily, to ensure the site is safe and hazard free.
- (n) Advise the RDCK when they become aware of any hazards or safety risks immediately.
- (o) Report to the RDCK when any equipment or appliance malfunctions or does not function as designed and when the delivery of services is affected because of equipment issues.
- (p) Not encumber the space or make claims for any repairs to RDCK-owned property or equipment without first notifying the RDCK and receiving written permission.
- (q) Provide feedback to the RDCK with any complaints from customers regarding the delivery of recreation services delivered by same.
- (r) Only provide food sales from the concession and not to include vending machines or off-sales/catering.

**3 HOURS OF OPERATION:** The Contractor shall provide the Services during the following Hours of Operations:

**Insert Hours of operations**

\*Open for all hockey games and special events

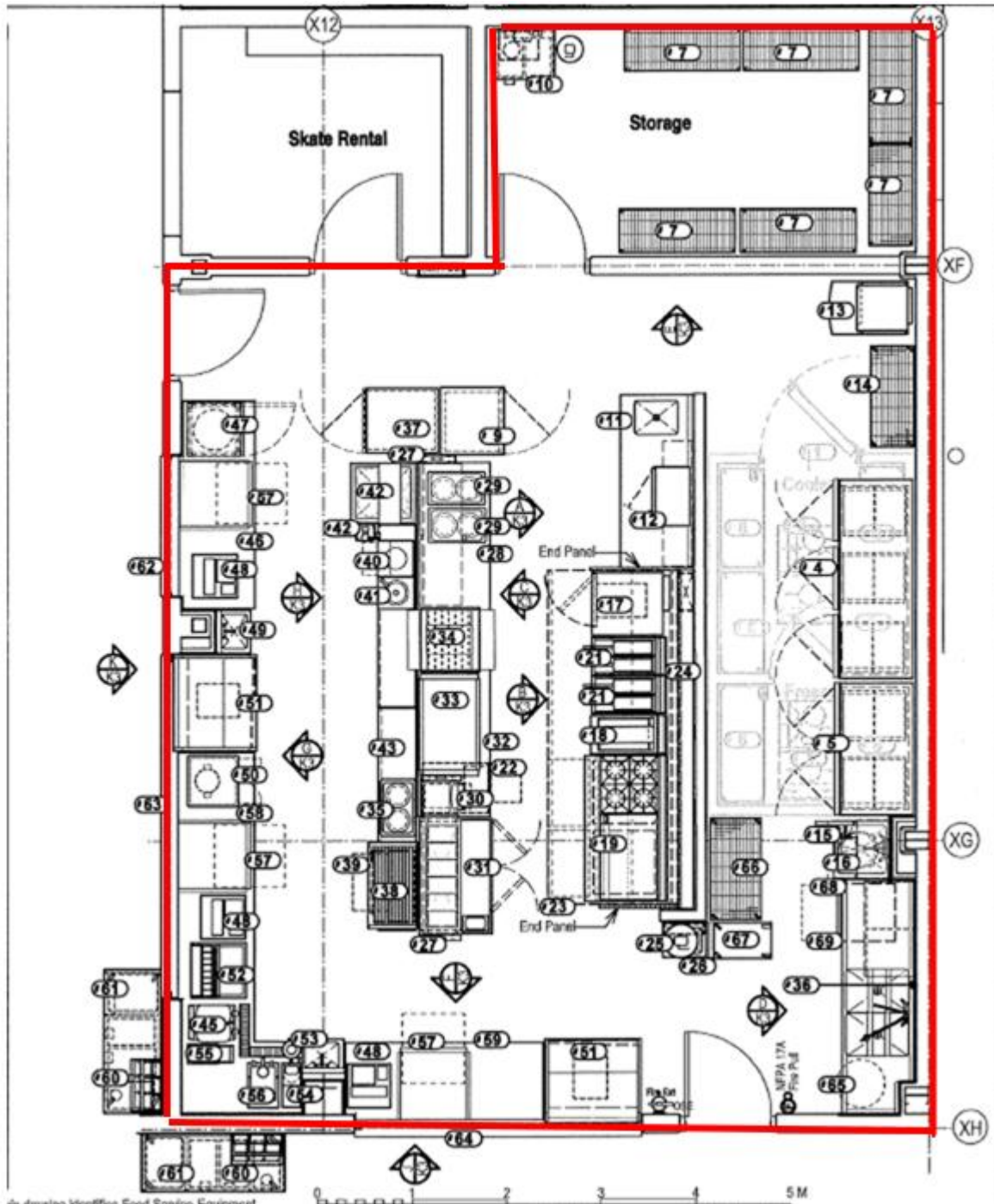
Any changes to these Hours of Operations must be agreed to in writing between the Contractor and RDCK Agreement Administrator.

**4 FOOD SERVICE RESTRICTIONS:** The Contractor's Services will be restricted as per the conditions listed below:

- (a) Only the beverage product line from the exclusive building sponsor may be sold in the Concession Space e.g. Coke or Pepsi products. Beverage supplier may change during the term of this Agreement as the RDCK reserves the right to negotiate beverage supplier.
- (b) Certain products cannot be sold in the concession. These include:
  - (i) Sunflower seeds, peanuts
  - (ii) Slushy Drinks
  - (iii) Tobacco Products
  - (iv) Alcoholic Products
  - (v) Any product deemed to cause excessive mess and/or damage to the Premises. The RDCK to be the sole judge.

## SCHEDULE B: PREMISES AND EQUIPMENT USE

- 1 PREMISES USE:** The RDCK will provide the Contractor with exclusive use of the CDCC's Concession Space outlined in red in the floor plan below ("Concession Space") to complete the Services listed in Schedule A



## 2 EXCLUSIVITY:

While this Agreement is in force, the Contractor shall have the exclusive right to use the Food Service Facilities and the Food Service Equipment as outlined in Schedule A but shall not have exclusive right to control and operate all food and beverage at the Premises.

The Contractor will have the first right of refusal to provide food and catering services for groups booking facilities at the Premises excluding full rental of the banquet hall (Creston Room). Groups and organization renting the banquet hall in its entirety (Creston Room) will be permitted to use the caterer or food service provider of their choice, including the Contractor.

The RDCK will work cooperatively and on a best efforts basis to minimize the concurrent food sales within the Premises or on the property. Examples of concurrent food sales might include circus or midway type operations, which may sell cotton candy and other similar food products. The RDCK will on a best efforts basis require such events to not sell foodstuffs, which would compete with those normally sold in the concession. Food fairs, home shows or similar types of events selling beverages and/or food products as an integral part of the event will be permitted to do so in all cases. User groups of the Premises will also be permitted to provide free food and beverages to their participants. Some tournaments and special events may also occur where a portion of their allowable activity may include limited food sales.

Recognizing the needs and business interests of the Contractor, the RDCK will work with facility users and rental groups to inform the Contractor of groups requiring food and catering services and will direct these clients to the services of the Contractor.

Recognizing the needs and interests of the RDCK Premises to be a "community hub" of programs, special events, activities and community services, the Contractor, in their interest and effort to provide the Services, will be sensitive to not adversely affect or limit the ability or capacity of groups and individuals to use, rent or plan activities and programs at the Premises.

## ADDITIONAL FACILITY ACCESS AND USE TERMS

**3 Access and Use:** Except as stated below, the Contractor is not permitted to use or access any part of the Facility other than the CDCC's commercial kitchen.

- (a) **Parking:** The Contractor will have non-exclusive access of the CDCC's parking lot for the purpose of providing the Services. The Contractor must ensure that its employees and Subcontractors park in designated stalls as indicated by pre-painted lines, and must not block or impede access to garbage, recycling, organics bins, fire lanes or parking lot gates.
- (b) **Hallway Access:** The Contractor will have non-exclusive access of the hallways needed to access the CDCC's Concession Space and designated washrooms or washrooms closest to the CDCC's Concession Space.
- (c) **Washroom Access:** The Contractor will have non-exclusive access to designated washrooms or washrooms closes to the CDCC's Concession Space. The Contractor is only permitted to access washrooms designated by the RDCK.

**4 Emergency Preparedness**

- (a) **First Aid:** The Contractor must ensure they meet all relevant government, governing body and WSCB requirements for first aid training and supplies while at the Facility. Access to the RDCK’s first aid supplies, outside of an AED where available, is not permitted and the Contractor should make no assumption that the RDCK will provide any first aid for the Contractor’s employees and subcontractors.
- (b) **Emergency Response:** When using the Premises, the Contractor will ensure these emergency response steps are followed.
  - (i) **Fire, Threat to Safety, Imminent Threat to Property (if safe to do so):**
    - (i) Clear all rooms within the Concession Space and direct patrons to the front lobby
    - (ii) If there is someone with mobility issues, they may use the elevator for an evacuation not involving fire. For a Fire Evacuation, they are to exit through the main lobby and go to the playground area
    - (iii) After clearing the Concession Space, close and lock the door and go to the front lobby for direction
  - (ii) **RDCK After Hours Emergency Contact:** In the event of an emergency after hours, the Contractor will notify as soon as the emergency response steps have been followed and it is safe to do so: Stuart Durning, Facility Manager, 250-402-9666.

**5 KEYS:** Access keys to the CDCC and its commercial kitchen will be provided by the RDCK to the Contractor’s Key Holders identified below:

KEY HOLDER NAME	PHONE NUMBER	EMAIL
Key holder first and last name	xxx-xxx-xxxx	Email
Key holder first and last name	xxx-xxx-xxxx	Email

- (a) The Contractor must adhere to the following conditions for use of the keys:
  - (i) Any changes to the Key Holder must be reported in writing to the RDCK Agreement Administrator identified on the first page of this agreement within 3 business days;
  - (ii) The use of the keys is only for access to the CDCC’s commercial kitchen and must not be used to access other areas of the Facility;
  - (iii) The Contractor is not authorized to copy the keys or lend, share or distribute the key(s) to others;

(iv) The keys must be returned at the end date of this Agreement;

- 6 Responsibility To Inspect:** The Contractor is required to inspect the CDCC's commercial kitchen for damage (including but not limited to walls, floors, windows, equipment, furniture) at the start of the Agreement. If damage is present, the Contractor is required to take photos documenting the damage and must notify the RDCK Agreement Administrator and provide photos by email within 24 hours of the inspection. If no damage is reported, any damage found by the RDCK Agreement Administrator at the end of the contract will be deemed to have been caused by the Contractor.
- 7 Contractor's Own Risk:** The Contractor accepts the Facility on an as-is basis at the Contractor's own risk. The Contractor acknowledges that the Facility may contain asbestos and/or asbestos containing materials and the Contractor will not drill, hammer, pin or otherwise disturb the walls, floors, or structures of the Facility without express written consent from the RDCK.
- 8 Reporting Requirements:** The Contractor must report any damage to the Facility or potential concerns immediately to the RDCK Agreement Administrator.
- 9 Responsibility for Facility Damages:** The Contractor is responsible for any and all damages to the Facility arising out of the use of the Facility for the purposes of this Agreement. The Contractor will be responsible for the cost to repair the damage at the sole discretion of the RDCK and at the cost determined by the RDCK, including reasonable charges for labour, equipment and materials. The RDCK will invoice the Contractor for any repair costs, payment of which must be made within 30 days of the invoice date.
- 10 Facility Repairs and Maintenance:** The Contractor acknowledges that repairs and maintenance to the CDCC's commercial kitchen and the RDCK's kitchen equipment or property will be completed only by RDCK staff or contractors chosen by the RDCK. The Contractor is not permitted to perform any repair or maintenance work, other than cleaning. Repairs and maintenance include, but are not limited to, paint repair, repair or replacement of permanent fixtures, repairs or replacement of RDCK equipment, and provision of utilities. All repairs or upgrades requested by the Contractor to be able to complete the Services must be made by email to the RDCK Agreement Administrator. The RDCK, its agents, employees, and servants will have the right to enter the CDCC's commercial kitchen or any part thereof at any time to make repairs, alterations, routine inspections, additions, in the event of an emergency, or for any other purpose which it may deem necessary for the safety, preservation or improvement of the Facility.

## **RDCK EQUIPMENT**

- 11 Damage to RDCK Equipment:** Where damage is caused by the Contractor, the Contractor will pay the full cost of any repairs or replacements of the equipment, including reasonable charges for RDCK staff time.
- 12 Equipment List:** The Contractor will be provided access to the following RDCK Equipment to be used to complete the Services outlined in this Contract. Prior to the Commencement Date, the parties shall confirm that the RDCK Equipment is clean and in reasonable working order. The Contractor may elect not to utilize the Food Services Equipment in the provision of the Services, and all new equipment purchased by the Contractor shall be the Contractor's Equipment;

Fl No	Item	Stat	Supp	Qty	Ful	Category	Type	Subtype	Style	Capacity	Size	Manufacturer	Model	Req	Date
B 1	Walk-in Bgr -Combo	NIC	fit											e	12/9/12
B 2	Cooler Refrigeration	NIC	fit											e	12/9/12
B 3	Freezer Refrigeration	NIC	fit											e	12/9/12
B 4	Reachn Refrigerator	KEC	1						3 Door			True	T-72	e	12/9/12
B 5	Reachn Freezer	KEC	1						2 Door			True	T-49F	e	12/9/12
B 6	Refrigerator Shelving	NIC	fit											e	12/9/12
B 7	Shelving	KEC	6			Prefab Modular	Wire Shelves	Chrome Plated	Stationary	3 Shelves	18x48	Metropolitan	3N357C		
B 8	Spare Item Number														
B 9	Reachn Freezer	KEC	1			Self Contained	Upright	Domestic	1 Door	13 CuFt	28x26	Frigidaire	FFU13M3H	q	12/9/12
B 10	Soft Drink System	NIC	TSE	1		Post Mix	Modular	Bag-in-Box	Remote	5 Flavors	x42	Cornelius		5	
B 11	Preparation Table	KEC	1			Stainless Steel	Splash Top	Open base	Fixed	1981.2	x78	Custom Fab	PTs3078SL		
B 12	Microwave Oven	KEC	1			Commercial	Medium Duty	Pushbutton	Countertop	.8 CuFt	1000Watt	Panasonic	NE-1054		
B 13	Ice Machine	KEC	1			Self Contained	Chewblet	Air Cooled	Countertop	400 lb	x21	Follett	MC400VR		
B 14	Pot Rack	KEC	1			Prefab Modular	Modular Wire	Chrome Plated	Mobile	4 Shelves	x42	Metropolitan	N346BC		
B 15	Janitor's Sink	KEC				Stainless Steel	Floor Mount	Skirted	Floor Mount	24	x23	Elkay	PLA2523C	b	11/9/12
B 16	Overcupboard	KEC				Stainless Steel	Wall Mount	2 Shelf	Hinged Doors	14	14x24	Custom Fab	OCs1424	b	11/9/12
B 17	Convection Oven	KEC	1			Gas(Natural)	Half Size	1 Deck	Half Size	5 Pans	26x32	Garland	TG2A		
B 18	Fryer Station	KEC	1			Electric	Medium Duty					Frymaster	FS-MJ35	e	12/9/12
B 19	Burner/Grille Range	KEC	1			Gas(Natural)	Medium Duty	Burner/Grille to	2 OB/1CO	4B/36Grille	x34.5	US Range	U60-4G36RC		
B 20	Spare Item Number	KEC													
B 21	Deep Fryer	KEC	2			Gas(Natural)	Medium Duty	Open Pot	Floor Mount	35 lbs	x15	Frymaster	MJ35		
B 22	Warming Drawers	KEC	1			Mobile	Convective	Insert Pans	Narrow			Halco	CDW-3N	e	12/9/12
B 23	Exhaust Hood	KEC	1			NFPA96/UL List	Dry Filter	Low Flow	Box Canopy	150cfm/ft	48x162"	Halton	KVE-13.5 CJ		
B 24	Services Enclosure	KEC	1			Stainless	Wall Mount	Single Sided	Cantilevered	4114.8	deep	Custom Fab	SE-WM162-6		
B 25	Fire Suppression System	KEC	1			UL300/CSA1254	Wet Chemical	Mech Gas Valv	Automatic	4 gal	15L	Kidde	WHDR-X00		
B 26	Hand Sink	KEC	1			Stainless	Drop-in	Self Rimming	Narrow	10x11x6"bc	13"x17"	Polar Ware	K1734C	c	11/9/12
B 27	Services Chase	KEC	2			Stainless Steel	Floor mount	Floor to Ceiling	Access panel	3	x12	Custom Fab	SC0312FC	b	11/9/12
B 28	Service Counter	KEC	1			Stainless	Flat Top	Cabinet Base	Open Back	Deep	60x30	Custom Fab	SCs6030		
B 29	Hot Food Wells	KEC	2			Countertop	1 Well	Wet/Dry	Countertop	12x20	14x24	APW	CW-2A	e	12/9/12
B 30	Toaster	NIC	TSE	1		Conveyor	Bread/Bun	Horizontal	Rotary	300s/hr.	x21.6x14	APW	AT-10	b	11/9/12
B 31	Sandwich Stand	KEC	1			SC Refrig	12 Pan Cutting	2 Solid Doors	Mobile	12 cf	30x48	True	TSSU-48-12		
B 32	Service Counter	KEC	1			Stainless	Flat Top	Cabinet Base	Open Back	Deep	78x30	Custom Fab	SC7830		
B 33	Heated Display	KEC	1			Designer	2 Tier	Slanted	Countertop	2 Pans	26x42	Halco	GR2SDS-42D		
B 34	Fryer Holding Station	KEC	1			Stainless Steel	Ceramic	Thermostatic	Pass Thru		23x26"	Halco	GRFHS-PTT21		
B 35	Hot Food Well	KEC	1			Heat & Serve	Wet/Dry Wells	Heat & Hold	Portable	1 Well		APW	CW-2A		
B 36	Wall Cladding	KEC	1			Acrylic	Wall Mount	Sheet	Pebble Finish		1 mm thick	Pawling		q	11/9/12
B 37	Reach-in Refrigerator	KEC	1			Reach-in	1 Sect	Top Mount	Solid Doors	23 Cu Ft	x30	Beverage Air	ER24		
B 38	Hot Dog Grille	KEC	1			Contact Cooker	Rolling Grill	Chrome Plated	Countertop	510/Hr	x22	APW	HR-30		
B 39	Warming Drawers	KEC	1			Mobile	Heat/Humidity	Insert Pans	Wide Style	234 Ham B	3 Drawer	Halco	HDW-3		
B 40	Nacho Warmer	NIC	TSE	1		Countertop	Heated	2 Door		10lb	x15	Star	15NCPWF	b	11/9/12
B 41	Cheese Melter/Warmer	NIC	TSE	1		Cooker/Warmer	Pump	Round Insert	Heated Spout	11qt	13.25"x15	Star	11WLA-HS	b	11/9/12
B 42	Ice Cream Cabinet	KEC	1			Self Contained	Chest	Coldwall	Dipping Cabit	5.4CuFt	20x32	True	TDC-27	d	11/9/12
B 43	Plate Stand	KEC	2			Stainless Steel	2 Shelf	Cabinet Base	Open Base	14	x192	Custom Fab	PS14-10		
B 44	Ice Cream Spade Well	KEC	1			Stainless Steel	Side mount	Faucet	Cantilevered	4	7x6	Nomco	77309	c	11/9/12
B 45	Slush Machine	NIC	TSE	1		SC Refrigerated	Display/Server	2 Head	Double Head	2)3.5Gal	x24	Bunn	CDS-2	b	11/9/12
B 46	Servery Counter	KEC	1			Stainless Steel	Flat Top	Cabinet Base	Pass Over	30	x106	Custom Fab S	SCs3096c		
B 47	Heated Display	KEC	1			Convection	Rotating	1 Door	Tall	4)19" Dia P	19" Diam	Halco	FSDT-1		
B 48	POS Terminal	NIC	TSE	3		Electronic	Programmable	LCD Display	Cash Drawer	1 Drawer	x18	(by Others)		b	11/9/12
B 49	Hand Sink	KEC	1			Stainless	Wall Mount	Coved Corners	Narrow	9x13x6.5	x7	Eagle	HSAN-10-F		
B 50	Popcorn Machine	NIC	TSE	1		Display Cooker	Batch	18oz Popper	Countertop	360oz/hr	28x24"	Star	G18-Y	b	11/9/12
B 52	Ice/Beverage Dispenser	NIC	TSE	1		Post Mix	Ice chest/Drink	Coldplate	Drop-In	8)4.5UF Va	100lbs	Cornelius	CB-2323 AK	b	11/9/12
B 53	Coffee Dispenser	NIC	TSE	4		Air Pot	Insulated	Push Button	Insulated	2.2L	72 oz.	Bunn	28696	b	11/9/12
B 54	Coffee Maker	NIC	TSE	1		Automatic	Batch Brewer	Single Head	Air Pot	140c/h	3/4gal	Bunn	CDBC35	b	11/9/12
B 55	Hot Chocolate Dispenser	NIC	TSE	1		Automatic	Liquid Base	Portion	Countertop	6 oz. cups	x20	Grindmaster	HC-2	b	11/9/12
B 56	Espresso Machine	NIC	TSE	1		Electric	Automatic	1 Head	Service Style	80c/h	1 Head	Nouvo Simone	Microbar	b	11/9/12
B 57	Merchandising Drawer	KEC	3			Milwork	Glass Top	In Counter	Built-In	1 Drawer	30"x30"	Custom Milwo	MDwr-3030		
B 58	Servery Counter	KEC	1			Stainless Steel	Flat Top	Cabinet Base	Pass Over	30	x112	Custom Fab S	SCs3096c		
B 59	Servery Counter	KEC	1			Stainless Steel	Flat Top	Cabinet Base	Pass Over	30	x112	Custom Fab S	SCs3096c		
B 60	Waste Station	KEC	2			Milwork	1 Sect	1 Bin		30 Gal	x24	Custom Fab	WR2424R		
B 61	Condiment Stand	KEC	2			Milwork	Single Sided	Cabinet Base	Mobile	1 persons	x42	Custom Fab	CS3042M		
B 62	Serving Shelf	KEC	1			Stainless Steel	Countertop	Unheated	Wall Opening	deep	108" long	Custom Fab	PS14108		
B 63	Serving Shelf	KEC	1			Stainless Steel	Countertop	Unheated	Wall Opening	deep	108" long	Custom Fab	PS14108		
B 64	Serving Shelf	KEC	1			Stainless Steel	Countertop	Unheated	Wall Opening	deep	108" long	Custom Fab	PS14108		
B 65	Waste Container	KEC	1												
B 66	Pot Rack	KEC	1			Prefab Modular	Modular Wire	Chrome Plated	Mobile	4 Shelves	x36	Metropolitan	N336BC		
B 67	Bus Cart	KEC	1			Molded Poly	Light Duty	3 Shelf	Open Base	500Lbs	x27	Cambro	BC230		
B 68	Pot Sink	KEC	1			Stainless Steel	Rolled top	3 sinks	Coved Corner	deep	2438.4	Custom Fab	PS3s3096r		
B 69	Dishwasher	KEC	1			Undercounter	Single Tank	HighTempCW	Undercounter	40 Rcks/hr	x24	Ecomiser	SU-02		
B 70	Miscellaneous Trim	KEC	1			Stainless Steel	Miscellaneous	PC Sum	Stainless Steel			Custom Fab	SS		

**SCHEDULE C: SUPPLEMENTARY TERMS AND CONDITIONS**

- 1 REVENUE AND TAXES:** The Contractor shall arrange to acquire and pay for all licenses and permits of whatsoever nature required for the operation and maintenance of the Food Services. The Contractor shall pay all taxes it is legally responsible for including: corporate income tax, employment taxes for the Contractor's personnel, business tax, value-added taxes, goods and services taxes/harmonized sales taxes which are in any way related to this Agreement. The RDCK will ensure that all property taxes, Utilities and related expenses for the Premises are paid.
- 2 CRIMINAL RECORD CHECK:** The Contractor will provide to the sole satisfaction of the RDCK and at intervals specified by the RDCK a satisfactory Criminal Record Check with Vulnerable Sector Clearance for any person including the Contractor, its employees and subcontractors, with the cost of the Criminal Record Check to be borne solely by the Contractor. The Contractor must notify the RDCK Agreement Administrator prior to entering RDCK property should there be a change to the Contractor's, its employees and subcontractors Criminal Record(s) during the term of the contract. The person's whose Criminal Record check has changed, must wait for written permission from the RDCK's Agreement Administrator prior to re-entering the property for the purpose of providing the Services.
- 3 SUBCONTRACTORS:** Only Subcontractors identified on the list below may be used by the Contractor for the supply of the Services. Any changes or additions to this list must be submitted in writing to the RDCK Agreement Administrator identified on the cover page of this agreement for approval prior to services being subcontracted.

ITEM OF WORK TO BE SUB-CONTRACTED	NAME AND TELEPHONE NUMBER OF PROPOSED SUB-CONTRACTORS
Put "None" if not applicable.	

- 4 SUPPLEMENTARY RDCK OBLIGATIONS:** The RDCK shall provide the following to support the Contractor's delivery of the Services outlined in this Contract:
  - (a) Adequate means for storage, disposal and/or removal of all waste (including general, bio hazardous, confidential, recycled and organic);
  - (b) Heat, light, power, hot and cold water, together with required outlets and connections, sufficient for the Contractor to provide the Services in accordance with this Agreement, including (without limitation), meet sanitary standards for dish and pot washing and for the operation of all

equipment necessary to provide the Services (collectively "Utilities");

(c) The maintenance, decoration and repair of the Premises as the RDCK considers reasonably necessary all at times and in a manner that will not unreasonably interfere with the operation of the Concession Space;

(d) Rodent and pest control for the Premises, including for the Concession Space;

(e) Locked storage facilities to permit the maintenance of appropriate product inventory;

**5 COMPLIANCE WITH GOVERNMENTAL AND OTHER REGULATIONS:**

During the term of this Agreement, the RDCK shall have the right upon reasonable prior notice to inspect the Concession Space and Food Service Equipment to determine compliance with health and safety, environmental, labour and any other applicable legislation and policies. In the event the RDCK discovers any violation, deficiency or non-compliance of such legislation and policy, the Contractor shall rectify same at their own cost forthwith, failing which the RDCK shall have the option to either delay the commencement of or suspend, as the case may be, the provision of the Services or terminate this Agreement effective immediately.

## SCHEDULE D: CONTRACT PAYMENT TERMS

- 1 The Contractor shall pay the RDCK a monthly operating fee as per the fee schedule below **on the first of every month.**
  - (a) 2026: \$TBD per month (excluding taxes)
  - (b) 2027: \$TBD per month (excluding taxes)
  - (c) 2028: \$TBD per month (excluding taxes)
- 2 Payment will be made by the Contractor to the RDCK within thirty (30) days of receipt of invoice(s) by the RDCK.
- 3 The following account number and contract number must be included with each payment:  
**Account #:**  
**Contract#:** Contract #
- 4 Payment must be made by cheque, addressed to:Accounts Receivable  
Regional District of Central Kootenay  
Box 590, 202 Lakeside Drive  
Nelson BC V1L 5R4

### MONIES DUE TO THE RDCK

- 1 The Contractor's payment for any commodity value to the RDCK, if any is required by the Contract, will be provided to the RDCK monthly.
- 2 All monies payable to the RDCK by the Contractor under any stipulation herein or as provided in Sections 17, 18 and 19 of the contract - *RDCK's Right to Obtain Services from Other Suppliers*, or Section 6 of this Schedule -*Liquidated Damages*, may be retained by the RDCK out of any monies due, or which may become due, from the RDCK to the Contractor under this or any other Contract with the RDCK, or the RDCK may demand payment to the RDCK by the Contractor, or the RDCK may deduct monies from the Irrevocable Commercial Letter of Credit. The RDCK shall have full authority to withhold any amount or estimated amount, if circumstances arise which may indicate the advisability of so doing, though the final sum to be retained may be unascertained.
- 3 The RDCK may also, at its discretion, calculate into the monies due to the RDCK, the RDCK's staff time plus a 10% overhead in any event where the RDCK has had to correct deficiencies as per Sections 17, 18 and 19 of the contract - *RDCK's Right to Obtain Services from Other Suppliers*.

### LIQUIDATED DAMAGES

- 4 In case the Contractor fails to commence or complete the supply of the Services in accordance with the Contract, and to the satisfaction of the Manager, within the time or times specified, the Contractor shall pay to the RDCK a sum of the annual Contract Price divided by 365 for each and every day that the Services have not been supplied after the times specified; which sum or sums,

in view of the difficulty of ascertaining the losses which the RDCK will suffer by reason of delay in the supply of Services, is hereby agreed upon and fixed as a reasonable measure of the RDCK's costs and determined by the parties hereto as the liquidated damages that the RDCK will suffer by reason of said delay and default, and not as a penalty. The RDCK may deduct and retain the amounts of such liquidated damages as per Sections 10,11 and 12 of this Schedule - *Monies Due to the RDCK.*

#### **NEGOTIATIONS DURING CONTRACT TERM**

- 5** If the RDCK requires changes to the supply of the Services, negotiations for payment to the Contractor for Services not specified herein shall be based on a comparison of similar Services that are specified herein, and as specifically measured by the increase or decrease in process time required, manpower, equipment, etc., each of which will be specifically identified, fully itemized, and at the discretion of the Manager, justified. If similar comparison is not practical, then the item will be specifically negotiated, based on time required, manpower, equipment, etc., each of which will be specifically identified and fully itemized.

## RFP APPENDIX C – HEALTHY FOOD GUIDELINES

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Healthy food options need to meet all of the following requirements:

Food option contains a little (5% Daily Value\* (DV) or less) of:

- Saturated + trans fat, 1g = 5% RDI
- Cholesterol, 15mg = 5% RDI
- Free/added sugars, 2.5g = 5% Diabetes Canada RDI
- Sodium, 120mg = 5% RDI

Food option contains a lot (15% DV or more) of:

- Fibre, 5.7g = 15% RDI

Food option is a high (over 20% of RDI) in a particular vitamin or mineral per serving.

\*Daily Value = 2000 Calories as per “Canada Food and Drugs Act and Regulations”