



## **Request for Proposals**

### **Review and Professional Advice Regarding Rainwater Management**

### **Centre Mountain Residential Development**

Proposals are to be submitted to Reception prior to:  
December 18, 2023 at 4:00 p.m., to the attention of:

Al Herle, P.Eng.  
District of Metchosin  
4450 Happy Valley Road  
Victoria BC, V9C 3Z3

**Further request for information:  
Al Herle, P. Eng.  
aherle@metchosin.ca  
250-474-3167**

## **INTRODUCTION**

The Centre Mountain Residential Development is a proposed development of approximately 312 homes on Centre Mountain in the City of Langford. As part of an agreement between the developer (Centre Mountain Estates), the City of Langford, and the District of Metchosin, certain works including a stormwater retention pond and related facilities will be located in Metchosin. The District of Metchosin wishes to ensure that the facilities will be effective at preventing adverse impacts to downstream properties and watercourses from changes in water quantity and quality as a result of the proposed development.

The developer's consulting engineer has produced a report describing the facilities that they propose to use. The purpose of this RFP is to review that report and recommend Best Management Practices to ensure that the project is constructed with the best available green infrastructure.

A full description of the Scope of Work is included in Appendix A.

## **PROPOSAL REQUIREMENTS**

The respondent's proposal shall include the following:

- a. Title page showing the proposal is for professional engineering services, the firm's name, address, and telephone number of a contact person, signed by a person of authority, and the date of the proposal.
- b. Information described in the Proposal Format Section as outlined below.

Please provide one (1) printed copy and one (1) electronic copy on a USB drive, labelled with your firm name and titled "**Centre Mountain Residential Development Rainwater Review**" to:

Al Herle, P. Eng.  
District of Metchosin  
4450 Happy Valley Road  
Victoria, BC V9C 3Z3

## **PROPOSAL FORMAT**

### **1. *Company Profile***

This section should state the size of the firm, the type of firm, firm background, the location of the office from which the work on this project is to be performed.

### **2. *Experience***

The proposal should include details of experience with projects of similar size and complexity to the project described in this RFP.

### **3. Specific Project Approach**

Please provide details regarding the approach your firm would use to achieve the owner's objectives.

### **4. Proposed Staff**

Indicate the proposed teams' organization and identify key personnel included in the project.

### **5. Pricing**

Please propose a fixed fee for performing the described services.

## **TERMS AND CONDITIONS**

1. The project outlined in this proposal shall be awarded by the District of Metchosin (Owner).
2. The Owner is not liable for the respondent's costs incurred in the preparation of this proposal and any other subsequent proposals or presentations.
3. The contents of the successful firm's proposal may become part of the contractual obligations if deemed appropriate by the Owner.
4. The Owner reserves the right to accept or reject any proposal when it is considered to be in the best interest of the Owner.
5. The successful proponent shall not discriminate against any individual in accordance with applicable federal, provincial, or local law.
6. The contracts entered into as a result of this Request for Proposal shall be between the selected firm and the District of Metchosin.
7. All materials shared as part of this RFP are to be considered confidential.

## **APPENDIX A – SCOPE OF WORK**

The District of Metchosin seeks to engage a qualified engineering and/or environmental consultant to assist with review and recommendations for stormwater management works proposed to be constructed in LOT A SECTION 93 METCHOSIN PLAN EPP69605 & SEC 94 96 & 108, known as the “Buffer Lands” adjacent to the Centre Mountain Estates residential development. A Stormwater Management Report (SWMR) has been received from the developer. (Schedule 1)

The Scope of Work for this assignment is to include:

1. Addressing Council resolutions regarding the works (resolutions are included below).
2. Review the works proposed in the SWMR with respect to Best Management Practices (BMPs) that are proposed or which should be implemented in the works to protect water quality, prevent increases in storm flows, and maintain or augment summer base flows in downstream watercourses.
3. A detailed review of the developer’s computer model is not part of this scope.

### **Council Resolutions**

September 11, 2023:

**Moved and Seconded** by Councilors Shukin and Donaldson that Council further engage (a qualified professional) to seek its advice on best management practices in terms of stormwater **quantity**, quality, and other related aspects specific to this stormwater management system at Centre Mountain Estates (CME);

October 23, 2023:

#### **Buffer Land Stormwater Management:**

that Council authorize the CAO to engage a qualified professional to assist the District as needed to review the adequacy of the green infrastructure design and future opportunities and plans to slow and clean the water, recharge the aquifer and assist the summer flow;

**And** provide recommendations to ensure present day best practices.

### **Questions to be addressed regarding BMPs**

Regarding pollution control:

- What are current Best Management Practices for pollution control for a project of this type?
- Does the current SWMR incorporate these BMPs?
- What additional or different BMPs should be incorporated?

Regarding stormwater control:

- Does the current SWMR adequately protect downstream watercourses from increased flows due to the upstream development?
- Are there any additional or different methods that could be used to protect against downstream increased flows?

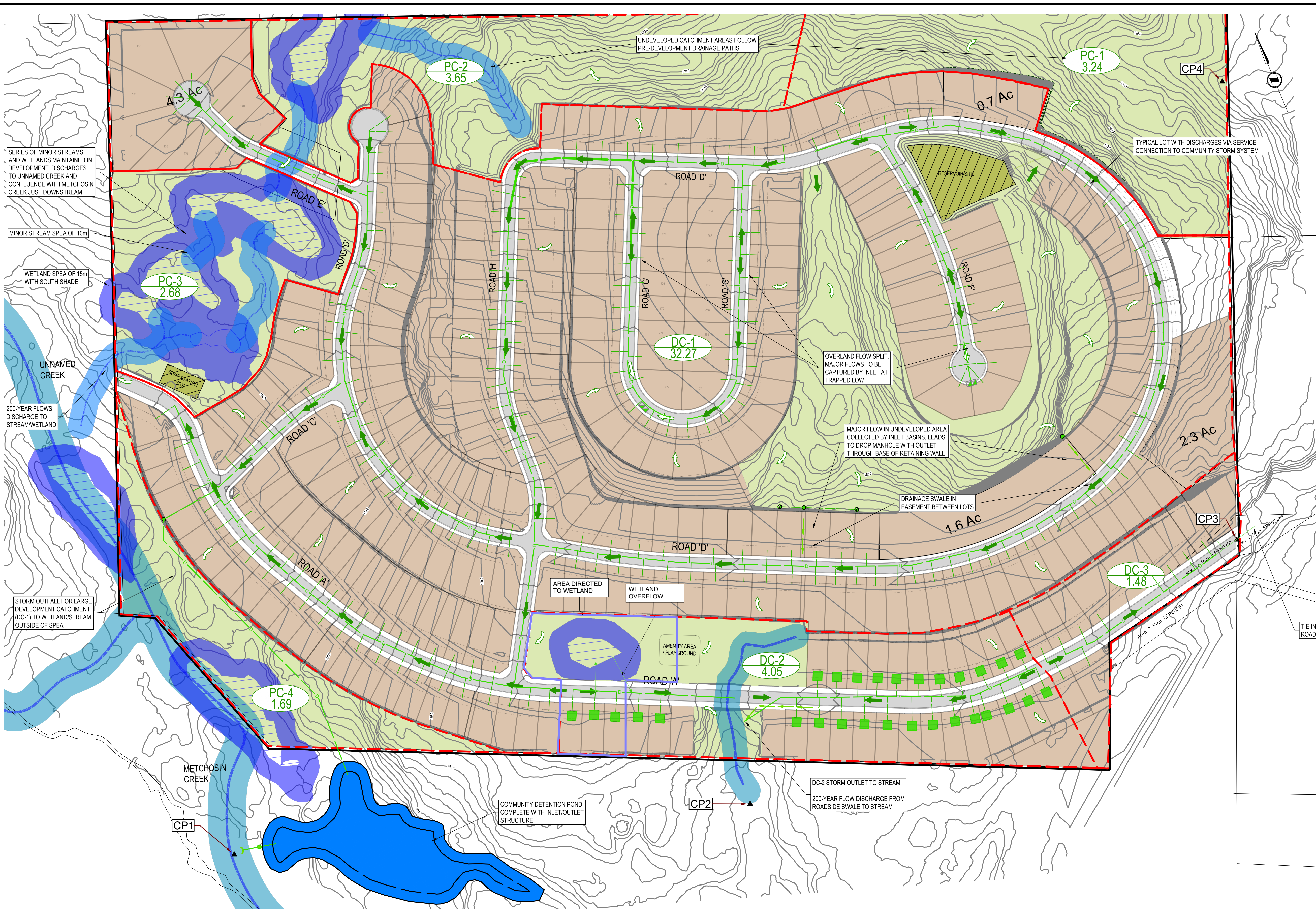
Regarding summer base flows in creeks:

- Does the current SWMR adequately protect summer base flows in Metchosin and Bilston Creeks?
- Are there any additional or different methods that could be used to augment summer base flows in Metchosin and Bilston Creeks?

**Applicability of BMPs to the Subject Properties**

All discussions and recommendations for BMPs shall be limited to those methods which are applicable to the location, geology, climate, and land use of the subject properties.

DATE: 2023-04-25 16:09 FILE: \\224\1\Projects\2241-2205-00 Centre Mountain (Summit) CM\10.0 DRAWINGS\10.3 Engineering\10.3.2 Stormwater\2241-2205-00\_FIGURE 3 SWMP.dwg  
 McElhanney ANSD 0 - 2023-11-15



### LEGEND / AREAS

- CONTOURS IN METRES (1m INTERVAL)
- EXISTING WATERCOURSE
- DEVELOPMENT BOUNDARY
- 200-YEAR OVERLAND FLOW
- 200-YEAR MAJOR FLOW IN-PIPE
- DIRECTION OF OVERLAND FLOW
- PROPOSED STORM MAIN
- PROPOSED 200-YEAR STORM MAIN
- PROPOSED STORM LEADS
- PROPOSED SWALE
- INLET BASIN
- MANHOLE
- 200-YEAR FLOW INLET
- CATCHMENT AREA No. AREA IN HECTARES
- LOCAL CATCHMENT BOUNDARY

### LAND USE

- SINGLE FAMILY  
AREA (ha) = 26.1  
CN = 79  
% IMPERVIOUS = 60
- FACILITY  
AREA (ha) = 0.5  
CN = 79  
% IMPERVIOUS = 60
- PARK/UNDEVELOPED  
AREA (ha) = 16.6  
CN = 79  
% IMPERVIOUS = 0
- ROADWAY  
AREA (ha) = 6.1  
CN = 98  
% IMPERVIOUS = 90

SERIES OF MINOR STREAMS AND WETLANDS MAINTAINED IN DEVELOPMENT. DISCHARGES TO UNNAMED CREEK AND CONFLUENCE WITH METCHOSIN CREEK JUST DOWNSTREAM.

MINOR STREAM SPEA OF 10m

WETLAND SPEA OF 15m WITH SOUTH SHADE

UNNAMED CREEK

200-YEAR FLOWS DISCHARGE TO STREAM/WETLAND

STORM OUTFALL FOR LARGE DEVELOPMENT CATCHMENT (DC-1) TO WETLAND/STREAM OUTSIDE OF SPEA

Rev	Date	Description	Drawn	Design	App'd
B	2023-04-21	ISSUED FOR DISCUSSION	BL	ML	JM
C	2023-03-24	ISSUED FOR DISCUSSION	BL	ML	JM
A	2023-02-09	ISSUED FOR DISCUSSION	BL	ML	JM

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ORIGINAL DWG SIZE: ANSD (22" x 34")

Meters

1:1500

**McElhanney**

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658 Beatty Street  
Vancouver BC  
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PRELIMINARY  
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CONSTRUCTION

THIS DRAWING HAS NOT BEEN APPROVED AND MAY CONTAIN ERRORS AND OMISSIONS

**SUMMIT CM DEVELOPMENTS LTD.**  
12 - 1560 CHURCH AVENUE, VICTORIA, BC

**CENTRE MOUNTAIN  
POST DEVELOPMENT STORMWATER  
MANAGEMENT PLAN**

Drawing No. **FIG. 3**

Project Number 2241-22050-00

Rev. C