

DISTRICT OF MACKENZIE



REQUEST FOR PROPOSAL

Downtown Vision and Development Permit Areas DOM-22-01

Issue Date: February 2, 2022

Closing Date: 3:00 pm February 28, 2022

District of Mackenzie
1 Mackenzie Blvd. Bag 340
Mackenzie, B.C. V0J 2C0
Attn: Luke Thorne, Land and Environmental Coordinator

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Introduction

The District is seeking the submission of proposals from qualified consulting professionals who possess land use planning knowledge and who have extensive experience working with municipal zoning bylaws as they relate to smaller, Northern rural communities. The interested firms are asked to submit a proposal to complete a two-part project. Part A create a Downtown Vision and Action Plan that will be conducive with the OCP and the objectives of the District. Part B establishing development permit areas and integrating them into the Districts' OCP.

FULL PROJECT SCOPE AND DELIVERABLES ARE INCLUDED IN APPENDIX B

Located in the scenic Northern Rocky Mountains Trench 185 km north of Prince George, Mackenzie offers superb four season outdoor recreation opportunities and an exceptional quality of life. Mackenzie is a friendly community of about 3,700 residents nestled between the Rocky and Omineca Mountains. Mackenzie was built in the 1960's the community was developed as an "instant town" and was planned and designed as a walkable compact community, that has the industrial area separate from the residential area to ensure clean air in town all year. This project will take on the challenge of designing Mackenzie for the future, following our long term strategic goals surrounding the environment, economy and community.

The District is not necessarily interested in obtaining the lowest price for this product. The quality of the product or service, performance, delivery, maintenance, service and other factors will be taken into consideration in the evaluation of this request for Proposal.

The following terms will apply to all Proposals related to this Request for Proposal.

Definitions

- 1.1. "Contract" means the written agreement resulting from this Request for Proposal, if any, in accordance with this Request for Proposal.
- 1.2. "Proponent" means the person submitting a proposal.
- 1.3. "Proposal" means a submission in response to this request for proposals;
- 1.4. "RFP" means this request for proposals
- 1.5. "the District" means the District of Mackenzie
- 1.6. "must", "shall" or "mandatory" means a requirement that must be met in order for the proposal to receive consideration;
- 1.7. "should" or "desirable" means a requirement having a significant degree of importance to the objective of the request for proposals, but which the District would strongly prefer to be

fulfilled, and which the District may in its sole discretion elect to treat the failure to fulfill as a grounds for rejection of a Proposal.

Timeline

The following timeline is an estimate and may be adjusted at the District of Mackenzie's discretion any time during this procurement process.

Distribution of RFP	February 2, 2022
Deadline for questions submitted by email	February 24, 2022
Upload of Q&A Document (if required)	February 11, 18 and 25, 2022
RFP Submission Deadline	3:00 pm, February 28, 2022
Target Notification to successful proponent	March 7, 2022
Project Completion	Within 8 months of Award

Proposals

a. The Proponent shall complete and submit the following documents with the Proposal submission:

- ☐ An introductory letter that includes general background information of the proponent's experience and qualifications.
- ☐ Cost estimate breakdown and expected timeline for both project parts.
- ☐ Appendix A – Proponent Information and Agreement Form
- ☐ Relevant Experience:
This section must include a listing of two (2) recent relevant project experience as well as two (2) references for the projects. Project descriptions should include a summary of related work, including scope, project successes, location and length of time of project.

b. Prices should be quoted:

- In Canadian dollars;
- Inclusive of duty, where applicable;
- Inclusive of PST if applicable;
- FOB destination, delivery charges included where applicable;
- Goods and Services Tax (GST) should be shown as a separate line item.

Sub-Contracting

- a. All Vendors should fully disclose any proposed subcontracting of any of the required services.
- b. Using a sub-contractor (who must be clearly identified in the Proposal) is acceptable. This includes a joint submission by two Proponents having no formal corporate links. However, in this case, one of these Proponents should be prepared to take overall responsibility for successful interconnection of the two product or servicelines and this must be defined in the Proposal.
- c. Sub-contracting to any firm or individual whose current or past corporate or other interests may, in the District's opinion give rise to a conflict of interest in connection with this project will not be permitted, and a Proposal may be rejected on this basis in the District's absolute and unfettered discretion. This includes, but is not limited to, any firm or individual involved in the preparation of this Request for Proposal.

Addenda & Questions

- a. Proponents are advised that all subsequent information regarding this RFP, including any addendum, will be distributed on the District's webpage. Notification will not automatically be sent to all Proponents. It is the responsibility of all Proponents to check for addenda, which may be posted at any time up to closing time, prior to submitting their Proposal. All addenda should be acknowledged in a Proponent's Proponent Information and Agreement Form.
- b. To clarify any issues in this RFP, the District of Mackenzie will respond only to questions that are presented through e-mail. Questions should be submitted to **Luke Thorne** at luke@districtofmackenzie.ca Telephone questions will not be accepted.
- c. All questions must be received by **4:30 Pacific Standard Time on February 24, 2022.**
- d. Questions and answers will be compiled into a single Q&A document and will be updated once a week, starting Friday February 11, 2022, until the deadline. The Q&A document will be posted on the District of Mackenzie website at www.districtofmackenzie.ca, with the RFP documents. This will be the only distribution method for the Q&A document. A final update, if required, will take place by 12:00 pm February 25, 2022.
- e. The District reserves the right to seek clarification regarding the Proposal with the Proponent to assist in making evaluations. The Proponent should submit a name and telephone number of a person the District may contact regarding any questions or clarifications relating to the Proponent's submission to the Request for Proposals.

Submitting Your Proposal

- a. Proposal submissions should be titled "DOM-22-01" in the subject line.
- b. Completed Proposals must be received by courier, mail, hand delivery, or email to:

Luke Thorne
Land and Environmental Coordinator
Bag 340, 1 Mackenzie Blvd.
Mackenzie, BC, V0J 2C0

Email: luke@districtofmackenzie.ca

- c. The deadline for receipt of complete Proposals is **3:00 pm Pacific Standard Time**, on **February 28, 2022**. Late Proposals will not be accepted and will be returned to the Proponent.

Proponent & District Responsibilities

- a. It is the responsibility of Proponents to ensure compliance with all requirements and deadlines. It is the responsibility of Proponents to ensure delivery of all required response material. Proposals which are not in compliance with the RFP requirements may be rejected.
- b. The District of Mackenzie assumes no responsibility for technological or logistical issues in delivering Proponent responses.
- c. All costs of preparation and presentation associated with a response to this RFP will be the responsibility of the Proponent.
- d. Proponents may be asked to make a presentation before the District if selected as a finalist.
- e. The District reserves the right to enter into a contract with a Proponent for all, part, or none of the service or products that are the subject of this Request for Proposals.
- f. Submission of a Proposal in response to this RFP indicates the Proponent's acceptance of the terms and conditions contained within the RFP.
- g. Proponents who have obtained the Request for Proposal electronically must not alter any portion of the document, with the exception of adding the information requested. To do so will invalidate the Proposal.

Alternate Proposals & Changes to Proposal Wording

- a. If an alternate solution is offered, the information should be submitted in the format requested as a separate Proposal.

- b. The Proponent will not change the wording of their Proposal after closing and no words or comments will be added to the Proposal unless requested by The District of Mackenzie for purposes of clarification.

Conflict of Interest and Disclosure of Business Relationships

Any potential conflict of interest must be disclosed to the District. Proposals will not be evaluated if the Proponent's current or past corporate or other interests are, in the reasonable opinion of the District deemed or perceived to be a conflict of interest in connection with this RFP or the activities or mandate of the District.

- a. All Proponents must make full disclosure of any of the following existing business relationships with any members of the District of Mackenzie Mayor and Council, District employees or immediate relatives of any members of the District's employees:
 - If a private company, details of ownership of shares by any of the above;
 - If a public company, details of ownership of shares, in excess of one percent (1%) to total shares by any of the above;
 - If a partnership, details of any partnership arrangement of any of the above;
 - Details of any direct or indirect pecuniary interest of any of the above in the supply of such goods and services.
- b. Disclosure, if any, shall be made in writing at the time of submitting Proposals.
- c. If the Proponent fails to disclose an interest and/or the interest is falsely or insufficiently reported, the District reserves the right to reject the Proposal in its absolute discretion.

Confidentiality

- a. All Proponents and any other person who through this RFP process gains access to confidential financial information of the District are required to keep strictly confidential all information which in any way reveals confidential business, financial or investment details, programs, strategies or plans, learned through this RFP process. Information pertaining to the District obtained by the Proponent as a result of participation in this process is confidential and must not be disclosed without written authorization from the District.

The Proposal should clearly identify any information that is considered to be confidential or proprietary information (the "Confidential Information"). However, the District of Mackenzie is subject to the Freedom of Information and Protection of Privacy Act. As a result, while the Act offers some protection for third party business interests, the District of Mackenzie cannot guarantee that any Confidential Information provided to the District of Mackenzie can be held in confidence if a request for access is made under the Freedom of Information and Protection of Privacy Act.

Evaluating Proposals

- a. Evaluation of Proposals will be by a committee formed from The District of Mackenzie's Public Works Department and may include members of the District's Finance and Corporate Departments and District contractors.
- b. Awards will be based on the best value offered, and the best value will be determined by the District in its sole discretion. Evaluation criteria will be:
 - i. Proponents offer, overall value, operating costs.
 - ii. Proponents financial stability.
 - iii. Ability to meet specifications, general suitability, conforming with preferred specifications, quality of the unit to be supplied.
 - iv. Past performance, delivery dates, availability of parts and service.
 - v. References, supplier qualifications and experience.
 - vi. Value of warranty, training and any value-added offerings.
 - vii. Written specific guarantees to cover parts delivery, specification /quality workmanship requirements, warranty repairs, availability and resale value may be included.

DOM-22-01 Weighted Scores	
EVALUATION CRITERIA	WEIGHT
Corporate Capability and Experience	25
Project Approach and Methodology	25
Budget	45
Corporate Sustainability Practices	5
Evaluation Criteria Total	100

DOM-22-01 - SCORING CRITERIA	SCORE	POINTS
Exceeds the requirements of the criterion in superlative beneficial ways / very desirable.	Excellent	10
Exceeds the requirements of the criterion in ways which are beneficial to the District's needs.	Very Good	9
Exceeds the requirements for the criterion but in a manner which is not completely beneficial to the District's needs. Fully meets all requirements.	Good	8 7
Adequately meets most of the requirements of the criterion. May be lacking in some areas which are not critical. Addresses most, but not all, of the requirements to a minimal acceptable level. May be lacking in some areas which are not critical.	Average	6 5
Barely meets most of the requirements of the criterion to the minimum acceptable level. May be lacking in some areas which are not critical. Minimally addresses some, but not all, of the requirements of the criterion. Lacking in critical areas.	Poor	4 3
Very poor to unsatisfactory.	Very Poor	2
Does not satisfy the requirements of the criterion in any manner.	Unsatisfactory	1

- c. While previous experience with the District is not required and does not in any way confer an advantage, the District's previous experience with the Proponent may also be taken into consideration in its evaluation of Proposals. The District reserves the right to rely upon its records, references and recollection in this regard. The District may also obtain references other than those provided by the Proponent and may use these references in determining the best value.
- d. By responding to this RFP, Proponents will be deemed to have agreed that the decision of the District will be final.

Communication with the District of Mackenzie

- a. Only the Director of Corporate Services for the District of Mackenzie (or designate) is the District's representative authorized to communicate and otherwise deal with Proponents and all Proponents should communicate and otherwise deal with that person only. Contact with any other District representative, including Members of Council, officers or employees of the District regarding this RFP or a Proponent's submission may result in that Proposal being

removed from consideration for this RFP. As stated above, all communication should be presented via email to the address stated above.

- b. All Proponents who have submitted a Proposal will be notified of the Board's decision after the final selection has been made. This notice of final selection may be the only communication between the District of Mackenzie and Proponents. Telephone or other inquiries concerning this Proposal after the Proposal deadline are discouraged.

Rejection & Acceptance of Proposals

No Obligation to Proceed

The District reserves the right to cancel this Request for Proposals at any time and for any reason, and will not be responsible for any loss, damage, cost or expense incurred or suffered by any Proponent as a result of that cancellation. The receipt by the District of any information (including any submissions, ideas, plans, drawings, models or other materials communicated or exhibited by any intended Proponent, or on its behalf) shall not impose any obligations on the District.

Acceptance and Rejection of Proposals

- a. This Request for Proposal should not be construed as an agreement to purchase goods or services. The District is not bound to accept the lowest priced or any Proposal of those submitted. The District will be under no obligation to receive further information, whether written or oral, from any Proponent.
- b. No act of the District, other than a notice in writing signed by the Chief Administrative Officer or the Director of Corporate Services, shall constitute an acceptance of a Proposal. Note that any acceptance may be subject to Council approval.
- c. Neither acceptance of a Proposal nor execution of a 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 statute, regulation or bylaw.
- d. The District's intent is to enter into a Contract with the Proponent who has submitted the best offer. The District reserves the right to accept any or none of the proposals submitted and will evaluate proposals based on the best value offered to the District and not necessarily the lowest price, using the criteria specified in this RFP. The District reserves the right in its sole unrestricted discretion to:
 - a. accept any Proposal which the District deems most advantageous to itself;
 - b. reject any and/or all irregularities in a Proposal submitted;

- c. waive any defect or deficiency in a Proposal whether or not that defect or deficiency materially affects the Proposal and accept that Proposal;
 - d. reject any and/or all Proposals for any reason, without discussion with the Proponent(s);
 - e. accept a Proposal which is not the lowest Proposal; and
 - f. cancel or reissue the RFP without any changes;
- e. The District reserves the right to enter into negotiations with one or more Proponents concerning the terms and conditions of the services to be provided, and expressly reserves the right through such negotiations to request changes, alterations, additions or deletions from the terms of any Proposal received.
- f. If the District chooses to enter into a contract with a Proponent as a result of this RFP, the successful Proponent may be required to enter into a written agreement with the District. Such agreement will be prepared by the Director of Corporate Services and will embody the terms of the Proposal and any subsequent written amendments.

Limitation of Damages

The Proponent is responsible for ensuring that they have obtained and considered all information necessary to understand the requirements of the RFP and to prepare and submit their Proposal.

Proponents are solely responsible for their own expenses in preparing a Proposal and for subsequent negotiations with the District, if any.

Proponents acknowledge that the District, in the preparation of the Request for Proposals, supply of oral or written information to Proponents, review of Proposals or the carrying out the District's responsibilities under this Request for Proposals, does not owe a duty of care to the Proponents.

Except as expressly and specifically permitted in this RFP, no Proponent shall have any claim for any compensation of any kind whatsoever as a result of participating in this RFP, and each Proponent, by submitting a Proposal, waives for itself, its successors and assigns, the right to sue the District 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 Request for Proposals, the supply of oral or written information to Proponents, the review of Proposals, or the carrying out the District's responsibilities under this Request for Proposals, with the exception of fraud on the District's part.

Not A Tender

This Request for Proposal is not a tender call, and neither it nor the submission of any response to this RFP creates a tender process or a "Contract A".

Modification of Terms

The District reserves the right to modify the terms of the Request for Proposal at any time at its sole discretion.

Use of Request for Proposal

This document, or any portion thereof, may not be used for any purpose other than the submission of Proposals.

Accuracy of Information

The District of Mackenzie makes no representation or warranty, either express or implied, with respect to the accuracy or completeness of any information contained or referred to in this RFP.

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

Appendix A

Proponent Information And Agreement Form

(should be completed and returned)

PROPONENT INFORMATION

Legal Business Name: _____

Address: _____

Contact Person: _____

Contact Information: _____
(phone / cell / fax / email)

PROPONENT AGREEMENT

The enclosed proposal is submitted in response to the above-referenced Request for Proposals, including any addenda. Through submission of this proposal we agree to all of the terms and conditions of the Request for Proposals and agree that any inconsistent provisions in our proposal will be as if not written and do not exist. We have carefully read and examined the Request for Proposals, including the Instructions to Proponents, and have conducted such other investigations as were prudent and reasonable in preparing the proposal. We agree to be bound by statements and representations made in our proposal.

Signature of Authorized Representative: _____

Printed Name of Authorized Representative: _____

Title of Authorized Representative: _____

Date: _____

To acknowledge receipt of each addendum, each addendum number issued should be noted below with a signature of an authorized representative of the organization, as being received.

Addendum No. 1	Signature _____	Date _____
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Addendum No. 2	Signature _____	Date _____
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Addendum No. 3	Signature _____	Date _____
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Appendix B - Project Scope and Deliverables

Part A – Downtown Vision and Action Plan

Objectives

The objective of this project is to create a holistic Downtown Plan that will be used to develop Mackenzie for the future promoting key ideas such as sustainability, livability and economic development.

Scope of Work

The proponents scope of work is to create a Downtown Plan that:

- Incorporates the community culture and sense of place.
- Removes barriers to access and inclusion.
- Recognizes Mackenzies unique environmental challenges.
- Works with existing infrastructure and plans for future development ie. active transportation corridors and park upgrades.
- Recognizes Mackenzie for its attractiveness, streetscape and overall appeal to residents and visitors.
- Benefits business owners and plans for future economic development opportunities.

Project Deliverables

A key part of this project will be the development and implementation of a comprehensive engagement strategy that works with local businesses, District officials and the public during the planning process. This engagement strategy must include:

- Goals and objectives
- Target audiences
- Primary themes and designs
- Methods for meaningful engagement
- Creative ideas to foster community engagement

The District expects the following items to be delivered:

1. A high quality, visually appealing Downtown Vision and Action Plan that includes coarse and fine grain design concepts conveyed through color renderings, street cross-sections, and photographic analysis (using local photographs).

Embedded in the plan will be:

- a. An assessment of the current condition of Downtown Mackenzie, including but not limited to the built form, amenity space, signage, lighting, landscaping and municipal infrastructure both surface and below ground.

- b. An action plan that provides detail on topics related to the downtown core including: 1) lighting (street, building, and holiday); 2) Signage (private and public); 3) street assets (benches, waste and recycling, bike racks); and 4) landscaping.
 - c. An action plan that addresses other urban design issues in the downtown including amenity space, streets, sidewalks, active transportation corridors and street facilities such as electric charging stations for vehicles and bikes and public washrooms.
2. High quality presentation materials for meetings with stakeholders, Council and the public.
3. High level cost estimate for implementation, broken down into any recommended phases.

Part B – Development Permit Areas

Objectives

To create development permit areas that give the District clear and comprehensive guidelines and regulations that both align with the District's priorities and is a functional tool that enables an efficient permit distribution system.

Scope of Work

The proponents scope of work is:

- Engagement with all relevant parties:
 - Staff
 - Council
 - Business Community
 - General Public
- Research comparable municipalities and their approaches to DPA's
- Refer to relevant documents such as:
 - Council Strategic Priorities
 - OCP No.1304, 2014
 - Zoning Bylaw No.1368, 2017
 - Climate Action Reports
 - Economic Development Plan
- Prepare draft DPA's and supporting documentation for review for all engagement parties
- Provide a Final Report using the feedback from the engagement process
- Present final DPA's, guidelines and regulations at a Regular Council meeting and respond to questions from Council.

Project Deliverables

1. Detailed chronological program that outlines the process associated with the project from start to finish.
2. An initial assessment of the strengths and weaknesses of the existing Zoning Bylaw and a written evaluation of the issues identified, as well as a report identifying the extent of the changes needed to implement the new OCP.
3. Draft Bylaws, including updated and new definitions and regulations as required as well as explanatory and illustrative diagrams as required.
4. Updated zoning maps in an agreed digital format that will be included as schedules to the Bylaw.
5. Update District's Development Procedure Bylaw and Manual to include DPA's.
6. A public facing guidebook to development permits and how to apply for them
7. Any supporting items agreed by the District and the consulting team.