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**ADDENDUM 4**

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**REQUEST FOR PROPOSALS (RFP) No.:** 1220-030-2014-023

**TITLE:** ARCHITECTURAL AND PROFESSIONAL DESIGN SERVICES – RECREATION, LIBRARY AND ARTS CENTRE IN CLAYTON HEIGHTS

**ADDENDUM ISSUE DATE:** July 18, 2014

**CLOSING DATE AND TIME:** ON OR BEFORE THE FOLLOWING DATE AND TIME (THE “CLOSING TIME”):

**TIME:** 3:00 P.M. (LOCAL TIME)

**DATE:** JULY 24, 2014

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**INFORMATION FOR PROPONENTS**

The following information is provided to answer questions raised by Potential Proponents for the above name project, to the extent referenced and shall become a part thereof. No consideration will be allowed for extras due to the Proponent or any sub-Proponent not being familiar with this addendum. This Addendum No. 4 contains five (5) pages in total.

**Owner initiated addendum item for Contemplated On-Site and Off-Site Civil Work:**

**LAND DEVELOPMENT ENGINEERING REVIEW**

**File: Clayton Heights Recreation Centre**

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**Background**

The City’s Facilities Division currently has a Request for Proposals (RFP) to provide comprehensive architectural and professional design services including construction administration, hand over and closeout of the Clayton Heights Community Centre in Surrey, BC.

The Services shall include but not be limited to all aspects of Architectural, Building Engineering, Civil Site and Off-site Engineering, Code and Certified Professional, Value Engineering and Life-Cycle Analysis, Costing, Energy Modeling, Building Envelope, Landscaping, and possible LEED Certification and Traffic Planning consultancy services throughout the life time of the project – from the pre-design phase through conceptual/schematic and design development, tendering and construction administration to completion, handover and closeout of the project. Surveying and Geotechnical services would be engaged directly by the City.

The development site (18680 72 Avenue and 18714 72 Avenue, if purchased) is located within the West Clayton Neighbourhood Concept Plan (NCP) area. The Preferred Land Use Concept Plan for the neighbourhood was approved by Council on December 16, 2013 through Corporate Report R254. The Stage II Servicing Study is currently underway. The successful proponent will be required to service the site in accordance with the NCP Stage II Servicing Report while it is prepared during the Clayton Heights Community Centre design process.

This Review represents the key issues that the Engineering Department is aware of at this time. The issues listed may not be fully comprehensive and exhaustive and the applicant is required, as part of the planning and design process (including Public Hearing) to identify and resolve all items relating to the proposed land development.

### **Property and Right-of-Way Requirements**

The following road right-of-way dedication, is required on existing roads fronting the site:

- Dedicate, as road, approximately 5 m fronting 72 Avenue for a 30 m Arterial;
- Dedicate, as road, 11.5 m fronting future 187 Street for ultimate 20 local from 72 avenue to 71 Avenue (if 18714 72 Avenue is part of the project);
- Dedicate 3x3 m corner cut at 72 Avenue and 187 Street (if 18714 72 Avenue is part of the project);
- Provide 2.7 m Statutory Right-of-way (SROW) fronting 72 Avenue for a Multi-Use Path (MUP);
- Provide 0.5m SROW along 187 Street for maintenance (if 18714 72 Avenue is part of the project); and
- Provide minimum 3.0 m SROW fronting 70 Avenue for a future MUP.

The proponent should address all road dedication and rights-of-way issues prior to finalizing layout or commencing legal survey or detailed design (Phase 3).

### **Servicing Requirements**

These Works are required as a condition of this development.

### **Transportation/Traffic Management**

The following road works are required on existing roads fronting the site:

- Construct west side of 187 Street to half-road local standard (6.0 m pavement, 1.5 m sidewalk, street lighting, street trees and boulevard) if 18714 72 Avenue is part of the project; and
- Provide ultimate driveway access to 187 Street if 18714 72 Avenue is part of the project. Temporary access to 72 Avenue will be considered for the first phase of the project if it does not include 18714 72 Avenue.

Permanent driveway access is not permitted to 72 Avenue; the ultimate development must have access to 187 Street and/or 70 Avenue. A temporary Right-in/Right-out access to 72 Avenue can be considered until ultimate access to 187 Street is provided.

Note that construction of 70 Avenue will not be required for this first phase of the development. This connection is anticipated to proceed as part of a broader master plan for Clayton Park.

At this point in time, Multi-use path (MUP) construction is not expected to be required. This project (the Recreation Centre) will be responsible to extend the MUPs along the frontage of the subject site if developments proceed to the east, from 188 Street to the site, prior to the Community Centre going to construction (Phase 3).

### **Drainage/Environmental**

This application involves complex drainage issues as outlined in the following paragraphs. The Engineering Department requests a key player meeting between the applicant (or representative), the Drainage Planning Section and the Development Services Project Supervisor prior to this application proceeding to the Pre-Design Meeting (Phase 3).

The project site currently has no drainage service connection and does not have adequate drainage servicing for the proposed Recreation Centre. The proposed development area drains toward 72 Avenue and then along a watercourse in a ROW to the northwest until it meets with a small storm sewer on 184 Street. The 184 Street storm sewer outfalls into a Class A watercourse north of 74 Ave which has numerous sites of erosion and bank instability. This watercourse north of 72 Ave and the watercourses within Clayton Park are all identified as Class B watercourses and are protected by DFO. Since this the site is outside of the East Clayton NCP, it can be assumed that the downstream system does not have sufficient capacity to service the high impervious coverage of a large community centre complex. The proponent is to complete a stormwater servicing and control plan (SWCP) for the development. Given the rural drainage system downstream, full stormwater control on-site is likely a requirement for the Recreation Centre. This can be done as a combination of detention, infiltration, permeable surfaces, etc.

The following storm drainage facilities are required:

- On-site Stormwater Management Facilities ;
- Frontage Storm Sewers and drainage infrastructure as defined in the ultimate NCP Servicing Study and/or SWCP prepared by the applicant.

A service connection, complete with inspection chamber, must be provided to each lot.

A stormwater management plan must be completed to the satisfaction of Surrey Drainage Engineering to assess the 5 year post development flows (minor system) and 100 year post development flows (major system) within the catchment.

A creek has been identified within/adjacent to this site, which requires protection in accordance with DFO/MWLAP Land Development Guidelines and Best Management Practices.

A water quality/sediment control inlet chamber is to be installed as a component of the on-site drainage system before discharge at the inspection chamber. A restrictive covenant is required to be registered on the title of the land to require the owner/operator to maintain and keep functional the water quality/sediment control inlet chamber.

The applicant may be required to obtain an Erosion & Sediment Control (ESC) Permit, under By-law, 2006, No. 16138, from the Engineering Department, **as part of the works and services for this site** if the off-site disturbance exceeds 2000 m<sup>2</sup>. The process requires submission and approval of an ESC Plan that minimizes sediment and sediment-laden water from entering the City drainage system, during site servicing and building construction. If the off-site disturbance does not exceed 2000 m<sup>2</sup> a sediment control plan must be developed in accordance with DFO/MWLAP Land Development Guidelines and Best Management Practices to manage soil erosion and sedimentation **during the off-site land development servicing**.

The applicant will be required to obtain an Erosion & Sediment Control (ESC) Permit, under By-law 2006, No. 16138, from the Engineering Department, **prior to issuance of the Building Permit**. The process requires submission and approval of an ESC Plan that minimizes sediment and sediment-laden water from entering the City drainage system, during building construction and servicing.

## **Water**

The following City water facilities are located in the vicinity to the site:

- A 300 mm ductile iron local water main on south side of 72 Ave;
- A 900 mm ductile iron Metro Vancouver feeder main in the centre to south side of 72 Ave; and
- A 150 mm asbestos cement local water main on the north side of 72 Ave.

This existing water system has adequate capacity to meet the domestic and fire flow requirements of the proposed development.

The following water facilities are required:

- A 300 mm water main along 187 Street if 18714 72 Avenue is part of project.

An adequately-sized metered service connection must be provided to each lot. Metering features can be located at the property line or within the building (if the service is 75mm or greater), in accordance with the Water Meter Design Criteria Manual & Supplementary Specifications. Calculations are to be submitted to confirm the size of the metered domestic service connection and the size of the fire service required for the proposed development. No connections will be allowed to the Metro Vancouver feeder main or the 150 mm asbestos cement main fronting the site.

Through normal processing by the Planning and Development Department - Building Division, the on-site fire protection requirements will be reviewed at building permit application stage (Phase 3) and may require additional improvements to the building to meet the B.C. Building Code.

## **Sanitary Sewer**

There are no sanitary sewer facilities in immediate vicinity to the site. If the ultimate lot is greater than 2 acres, an on-site disposal (septic field) system may be used subject to the approval of the Approving Officer.

Alternatively, a sanitary sewer can be extended to the site from an existing sewer at approximately 184 Street and Fraser Highway. Use of this system will only be supported once the sanitary sewer pump upgrades proposed at the North Cloverdale Lift Station (68A Avenue at Highway 15) have been completed. The City's Utilities Division is currently reviewing the scheduling for these upgrades. The proponent must contact the Engineering Department for the most up-to-date schedule for the pump upgrades.

A service connection, complete with inspection chamber, must be provided to each lot if the sewer is extended.

## **Commercial Utilities**

The development must be serviced with hydro, gas, telecommunication and cablevision in accordance with utility company requirements and City standards.

## **Project Management**

A Servicing Agreement will be required prior to issuance of the Building Permit if off-site works are required as defined above (e.g. 187 Street, sewer extension, etc.).

If no off-site works are required as part of the initial phase of construction, the proposed driveway onto 72 Avenue can be constructed subject to issuance of a City Road and Right-of-Way Permit obtainable as part of the Building Permit review and processing by Engineering which includes payment of securities and permit fees. .

City crews will do the installation of the water service once payment has been made and a work order has been issued.

The following legal documents are known at this time to be required for this project:

- Restrictive covenant for installation and maintenance of on-site stormwater management features; and
- Restrictive covenant to restrict access to 72 Avenue to Right-in/Right-out only until access to 187 Street or 70 Avenue is provided at which time access to 72 Avenue will be closed.

All Engineering legal documents required for this project must be executed prior to issuance of the Servicing Agreement or Building Permit.

**END OF ADDENDUM**