



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

Request for Proposal

Tofino-Long Beach Airport Master Plan LBAMP01-24

Submission Deadline:

March 15, 2024 at 2:00pm Pacific Time

Designated Contact Person:

Kyle Ilett, Procurement Coordinator

Email: procurement@acrd.bc.ca



SUBMISSION DETAILS

This completed Request for Proposal must be received in the office of the Alberni-Clayoquot Regional District **not later than 2:00 PM local time, March 15, 2024** to the attention of:

Kyle Ilett, Procurement Coordinator
Email procurement@acrd.bc.ca
3008 5th Ave, Port Alberni
BC, V9Y 2E3

Note: Office Hours 8:00am to 4:30pm

Paper proposal submissions must be delivered to the address above in a sealed envelope and labelled "Request for Proposal LBAMP01-24 - LBA Master Plan."

Alternatively, proposals may be submitted by email with the subject line "Request for Proposal LBAMP01-24 - LBA Master Plan" to procurement@acrd.bc.ca.

Enquiries about this request shall be directed to only Kyle Ilett, ACRD Procurement Coordinator

Email: procurement@acrd.bc.ca

Telephone: 250-720-2726



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SECTION I – GENERAL

1.1 PURPOSE OF REQUEST FOR PROPOSAL (RFP)

The Alberni-Clayoquot Regional District (ACRD) is seeking aviation consulting services to undertake the creation of a Master Plan for the Tofino-Long Beach Airport (CYAZ). This project is to be completed in partnership with the Tla-o-qui-aht First Nation.

This RFP does not constitute an offer and does not give rise to any Contract A-based tendering law duties, and the ACRD will not have any liability or obligation to anyone in connection with this RFP unless an agreement is approved by the ACRD Board of Directors, and executed and delivered in writing.

The ACRD may, among the submissions received, deal or negotiate with any party as the ACRD sees fit, and with more than one such party concurrently. In no event will the ACRD be required to offer any modified terms to any other party. The ACRD shall incur no liability to any person as a result of such negotiations or modifications.

1.2 OBJECTIVES OF THE RFP

The successful proponent will develop a Master Plan based on current context and future projections of populations, aircraft and passenger movements, tourism, infrastructure capacity, safety, and more. The ACRD will provide data and existing reports (i.e. maps, safety management plans, civil plan, existing land use plans, etc.), while some data will have to be sourced externally. The successful proponent will be required to work in collaboration with the Tla-o-qui-aht First Nation, correspond with impacted parties, and engage with community members. The Master Plan will need to incorporate input from those it may or will impact.

Impacted parties may include:

- Pacific Coastal Airlines
- Tofino Airlines
- Atleo Air
- Long Beach Flying Club
- Pacific Rim National Park
- Tourism Tofino
- Tourism Ucluelet
- Long Beach Golf Courses and other lease holders
- NAVCanada
- Clayoquot Biosphere Trust
- Delco
- Ahousaht First Nation
- Hesquiaht First Nation



- Yuułu?it̓ath First Nation

The evaluation of responses will be based on a number of factors, weighted according to the needs and judgment of the ACRD. Any Proposal will not necessarily be selected. Any implication that the lowest cost or any Proposal will be accepted is hereby expressly negated. The ACRD reserves the right to accept the Proposal which it deems most advantageous, and the right to reject any or all Proposals, in each case without giving any notice. In no event will the ACRD be responsible for the costs of preparation or submission of any Preliminary Submission or Proposal.

1.3 BACKGROUND

The Tofino-Long Beach Airport (LBA) is located on the unceded territory of the Tla-o-qui-aht First Nation. It is also located in the ACRD Electoral Area C and is approximately 15 kilometres southeast of the District of Tofino and 24 kilometres northwest of the District of Ucluelet. The airport parcel is bordered directly by Long Beach, two Tla-o-qui-aht First Nation communities (Esowista and Ty-Histanis), and the Pacific Rim National Park. The civic address is 188 Airport Road, Tofino, BC.

The airport was established in the 1940's for World War II defense which was operated by the Department of National Defense. After the war, the airport was transferred to Transport Canada, and in 2000, the ACRD took it over for ownership and operation under a Federal Crown Grant. The LBA was the last facility to be transferred by the Federal Government Airport Divestiture program. With ACRD ownership, the following years brought some new policy and development.

In 2003, the ACRD developed a Land Use Economic Plan for the airport, and in 2007, a Land Use Plan was established. In 2008, the current terminal building was constructed, which is now deemed over capacity for the current and rising demands. Most recently, the ACRD undertook an Airport Terminal Building Expansion Plan in partnership with consultants, Avia NG. This project was completed in January 2024 and its contents will make up a portion of the future Master Plan.

Currently, the airport holds a number of airside and groundside leases, has a paid parking program with Robbins, and has daily scheduled flights with Pacific Coastal Airlines. A perimeter fencing project was completed in 2023 and there are various on going infrastructure upgrades.

The 2007 LBA Land Use Plan is outdated. Since, tourism on the West Coast has grown substantially, and is resulting in increased passenger and aircraft movements. Surrounded by parks, mountains, ocean, and international tourism areas, the airport is highlighted as a priority location for improvements. The airport land is over 400 hectares in size and is currently underutilized, yet there are several potential development sites that could provide valuable services and revenue for the communities within the Alberni-Clayoquot Region.

Although there is some significant site contamination from World War II operations, there is much potential for the LBA. A new Master Plan will set the vision and ideal outcomes for land development for the next five, 10 and 20 years. The ACRD is looking to develop an Airport Master Plan which should address the following:



- Increase the financial viability and economic impact of the airport
- Identify the capital projects required to address aviation safety and regulatory compliance matters; rehabilitate assets; and facilitate business development
- Determine best use of raw land at the airport
- Protect /enhance the quality of the airport lands and surrounding environment
- Identify funding sources that would support airport improvements
- Identify revenue streams that would offset costs of airport operations

Guiding Principles

- The Project will develop an Airport Master Plan for the Tofino-Long Beach Airport which will include, at a minimum, a schematic of the current and proposed layout of the airport.
- Undertake consultation with First Nations, community members, airport leaseholders, and other stakeholders.
- Work with existing literature to maintain cohesion with current planning, including the ACRD Zoning Bylaw, Electoral Area C Official Community Plan (OCP), and more.

Tla-o-qui-aht First Nation

To advance the relationship between Tla-o-qui-aht First Nation (TFN) and the ACRD, a Memorandum of Understanding (MOU) regarding the airport lands is in development for a three- year term expected to begin by the spring of 2024. The MOU's protocol agreement describes the terms of a mutually beneficial relationship between the ACRD and the TFN as development of the airport moves forward. The most important aspect of the MOU is to develop a Master Plan for the airport in equal partnership. Refer to Schedule B for engagement expectations with TFN communities.

1.4 RFP DISTRIBUTION & ENQUIRIES

The ACRD will not be opening Proposals in public and reserves the right to open Proposals in public at its sole discretion.

Proponents must ensure that they have received all addenda and the complete RFP. The complete document consists of twenty (20) pages including the Cover Page and Appendices.

All enquiries related to this RFP are to be directed in writing, only to the Procurement Coordinator (or designate) at the contact address below:

Kyle Ilett, Procurement Coordinator

Email: procurement@acrd.bc.ca

3008 5th Ave, Port Alberni

BC, V9Y 2E3



Information obtained from any other source is not official and should not be relied upon. Enquiries and responses will be recorded and will be distributed to all Proponents who have registered with Procurement Coordinator as having received a copy of this RFP.

1.5 RFP TERMINOLOGY

Throughout this RFP terminology is used as follows:

- “Contract” means a written agreement resulting from this Request for Proposal executed by the Alberni-Clayoquot Regional District and the Contractor, it being understood that it may be the case that no Contract will result;
- “Contractor” means the successful Proponent(s) to this Request for Proposals who enters into a written Contract with the Alberni-Clayoquot Regional District for the Services as a result of this RFP;
- “Evaluation Team” means the team appointed by the Alberni-Clayoquot Regional District.
- “Must”, “mandatory”, “required” means a requirement that must be met in order for the Proposal to receive consideration;
- “Proponent” means an individual or a company that submits, or intends to submit, a Proposal in response to this “Request for Proposal”;
- “Proposal” means any proposal made or submitted by anyone in connection with this Request for Proposal or the subject matter hereof;
- “SubContractor” includes, inter alia, a person, firm or corporation having a Contract with the Successful Proponent for the execution of a part or parts, or furnishing to the Successful Proponent materials and/or equipment called for in the RFP.
- “We”, “ACRD” all mean the Alberni-Clayoquot Regional District;

SECTION II – TERMS & CONDITIONS

2.1 ESTIMATED TIME FRAME

The following timetable outlines the anticipated schedule for the RFP and Contract process. The timing and the sequence of events resulting from this RFP may vary and shall ultimately be determined by the ACRD.

EVENT	ANTICIPATED DATE
Request for Proposal is issued	February 15, 2024



Deadline for receipt of questions	March 5, 2024 @ 2:00pm PST
Addenda issued (if required)	March 8, 2024
Request for Proposal closes	March 15, 2024 @2:00pm PST
Award Date	April 10, 2024
Services commencement date	April 24, 2024

2.2 RESPONSIBILITY OF PROPONENT

Proponents shall be responsible for informing themselves as to the contents and requirements of this RFP. Each proponent is solely responsible to ensure that they have obtained and considered all information necessary to understand the requirements of this RFP and to prepare and submit their Proposal. The ACRD will not be responsible for any loss, damage or expense incurred by a Proponent as a result of any inaccuracy or incompleteness in this RFP, or as a result of any misunderstanding or misinterpretation of the terms of the RFP on the part of any Proponent.

2.3 PROPOSAL SUBMISSION/CONDITIONS

2.3.1 Proposal Submission

Proposal submissions must include a completed Proposal Submission Form, with all addenda acknowledged.

The Proponent's Submission Form must be fully and properly completed and conform to these Instructions for Submission. Submissions which are incomplete, conditional or obscure may be rejected. Late Proposals will not be accepted.

Proposal submissions must be received **no later than 2:00 PM local time on March 15, 2024** in order to be considered.

Proposals on paper must be submitted in a sealed envelope, clearly marked "Request for Proposal LBAMP01-24 - LBA Master Plan", and directed to the person identified under the Submission Details of this RFP.

Proponents mailing proposals, or sending by courier, should allow sufficient delivery time to ensure the timely receipt by the Procurement Coordinator. Alternatively, Proposals may be submitted by email with the subject line "Request for Proposal LBAMP01-24 - LBA Master Plan" to the person identified under the Submission Details of this RFP. If the Proponent chooses to submit by email the following risks are assumed:

1. Delays in delivery
2. Rejection of the email
3. Emails may be delayed or rejected due to spam, virus software, or malware
4. Inboxes may become too full



5. The email may be missed and not identified as a submission

2.3.2 Enquiries, Errors, Omissions & Addenda

All communications regarding the submission must be directed to the person(s) identified under the Submission Details of this RFP.

Proponents must obtain their own information on all matters and things that may in any way influence them in making their submissions.

Proponents must satisfy themselves in all respects as to the risks and obligations to be undertaken by them in order to fulfil their obligations.

Communications to the ACRD may be made only by Proponents and not by prospective SubContractors, material suppliers or others.

While the ACRD has taken considerable effort to ensure an accurate representation of information in this RFP, the information contained is supplied solely as a guideline for the Proponent. The information is not guaranteed or warranted accurate by the ACRD, nor is it necessarily comprehensive or exhaustive. Nothing in this RFP is intended to relieve the Proponent from forming their opinions and or conclusions with respect to the goods and services as described by this RFP. If a Proponent discovers any inconsistency, discrepancy, ambiguity, or omission in the Proposal Documents, it must notify the Procurement Coordinator immediately in writing.

The ACRD may provide additional information, clarification or modification by written addenda. All such addenda shall be incorporated into and become part of the Proposal Documents. The ACRD shall not be bound by verbal or other information explanations or clarifications not contained in such addenda.

Proponents should note that the Proposal Submission Form requires an acknowledgement of receipt of all addenda. Parties submitting Proposals are responsible to ensure that they are aware and have received all addenda, and are advised to check immediately prior to submitting their Proposal Submission Form.

The ACRD will assume that all statements, verbal or in writing, made by persons submitting Proposals are true, accurate, complete and not misleading. All such statements will constitute representations and warranties made to the ACRD.

Requirements outlined in the RFPs shall not be interpreted in a way that would exclude warranties as to fitness for the purpose, suitability, or any other implied warranties.

2.3.3 Conditions



Proponents are advised that after receipt of Proposals they may be required to provide to the ACRD additional information concerning themselves or their Proposal including further details or breakdowns, and additional information to clarify whether a Proposal meets the mandatory requirements set out in this RFP.

Proposals which contain qualifying conditions or otherwise fail to conform to these Instructions for Submissions may be disqualified or rejected. Anything to the contrary herein notwithstanding, the ACRD may at its sole discretion elect to retain for consideration Proposals which are non-conforming, and may waive irregularities, failure to comply or time stipulations required by these Instructions for Submission, whether material or not. The stipulations herein are for the sole benefit of the ACRD and may be waived by the ACRD unilaterally.

2.3.4 Freedom of Information & Privacy Protection Act (FOIPPA)

The ACRD advises Proponents that submissions may be subject to the provisions of *FOIPPA* and *the Community Charter*. Proponents who wish to ensure particular parts of their submission are protected from disclosure under *FOIPPA* should specifically identify those portions that constitute a) trade secrets, and b) that are supplied in confidence, and c) the release of which could significantly harm their competitive position. Information that does not meet all three of the foregoing criteria may be subject to disclosure to third parties. Personal information provided in the submission will be collected pursuant to *FOIPPA* and the *Community Charter*. The personal information will not be released except in accordance with the *FOIPPA*.

Proposals will be held in confidence by the Regional District, subject to the provisions of the *Freedom of Information and Protection of Privacy Act*, or unless otherwise required by law. As an exception to the foregoing, Proponents are advised that any Contract entered into as a result of this RFP may be subject to Regional Board approval, which may be discussed and voted on at a meeting of the Board that is open to the public. If Board approval is required, aspects of Proposals may be provided to the Board in a publicly available staff report, and discussed at a Board meeting that is open to the public.

2.3.5 Confidentiality

All submissions become the property of the ACRD and will not be returned to the Proponent. All submissions will be held in confidence by the ACRD unless otherwise required by law.

2.3.6 Conflict of Interest & Legal Proceedings

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

The ACRD reserves the right to disqualify or reject a proposal in whole or in part where the Proponent or its directors, officers, shareholders or any person associated with the Proponent has a claim or has



initiated a claim or legal proceeding against the ACRD with respect to any previous Contracts, tenders or business transactions.

2.3.7 Changes to Proposal

By submission of a clear and detailed written notice, the proponent may amend or withdraw its proposal prior to the closing date and time. The Proponent will not change the wording of its Proposal after closing and no words or comments will be added to the Proposal unless requested by the ACRD for clarification.

2.3.8 Proponent's Expenses

Proponents are solely responsible for their own expenses in preparing and submitting Proposals and for any meetings, negotiations or discussions with the ACRD or its representatives and consultants, relating to or arising from this RFP. The ACRD and its representatives, agents, consultants and advisors will not be liable to any Proponent for any claims, whether for costs, expenses, losses or damages, or loss of anticipated profits, or for any other matter whatsoever, incurred by the Proponent in preparing and submitting a Proposal, or participating in negotiations for an Agreement, or other activity related to or arising out of this RFP.

2.4 ADDENDA

If the ACRD determines that Addendum or Question and Answer response is necessary, the ACRD will post an Addendum on the ACRD and Bid BC Websites and shall become part in parcel of the RFP Document(s).

- Questions for clarification that alter the method, pricing and or specifications of the submissions will be posted in the form of an Addenda and must be signed and included with the submission.
- Questions for clarification that do not alter the method and pricing of the submission will be posted in the form of a Question and Answer document and will not require to be signed and returned with the submission.

It is the responsibility of the Proponent to ensure that it has retrieved any Addenda as posted. Proponents are required to check the ACRD's Website for all information.

2.5 OFFER ACCEPTANCE

Proponents are requested to keep their Proposals open for acceptance for a period of ninety (90) days after the closing date for receipt of Proposals. Proposals will be assessed during the evaluation of the Proposals and any alteration could adversely impact the evaluation and ranking of the Proposals.

2.6 EAM & CRITERIA



The evaluation of Proposals will be undertaken on behalf of the ACRD by the Evaluation Team. The Evaluation Team may consult with others including ACRD staff members, third party consultants and references, as the Evaluation Team may in its discretion decide is required. The Evaluation Team will give written recommendation for the selection of a Preferred Proponent(s) to the ACRD Board.

The Evaluation Team will compare and evaluate all Proposals to determine the Proponent’s strength and ability to provide the Services in order to determine the Proposal which is most advantageous to the ACRD; using the following criteria:

Evaluation Criteria	Points	Weighting	Max Score	Section
Experience and Qualifications	/10	2.5	25	3.1
Project Understanding	/10	2.5	25	3.2
Approach and Schedule	/10	2.5	25	3.3
Social Procurement	/10	0.5	5	3.4
References	/10	1.0	10	3.5
Total (Non Monetary)			90	
Price	/10	N/A	10	3.6
Total			100	

Prices will be evaluated on a value per point basis: (Lowest Price Total Project Price / Proponent Total Project Price)*10.

Points will be assigned for each criteria based on the information provided in the RFP. Scoring shall be awarded on a scale of 0 to 10, where the range is defined as follows:

0-3	Incomplete response Doesn't meet expectations Missing/mismatched attributes Poor level of details in response Unsupported claim(s)
4-7	Mostly complete response Partially meets expectations Partially fits desired attributes Medium level of detail in response Partially supported claim(s)
8-10	Meets or exceeds expectations Strongly fits desired attributes High level of detail in response Well-supported claim(s)



Note: Ratings have been noted in the Points column, and evaluation within each area of evaluation criteria will be done at the complete and total discretion of the ACRD. Submission of RFP, which is to be completed by the Proponent, must align with the above criteria.

2.7 NEGOTIATIONS

The top-ranked Proponent will be invited to enter into direct Contract negotiations to finalize the agreement with the ACRD.

Negotiations will not constitute a legally binding offer to enter into a Contract on the part of the ACRD or the Proponent and there will be no legally binding relationship created with any Proponent prior to the execution of a written agreement. The terms and conditions of this RFP are to form the basis for commencing negotiations between the ACRD and the selected Proponent.

The ACRD may terminate Contract negotiations with any Proponent and enter into Contract negotiations with the next highest-ranked Proponent if, in the opinion of the ACRD at any time, the Contract negotiations with the initially selected Proponent will not be satisfactorily completed in its best interests.

The ACRD may, at its sole discretion, reject any or all Proposals at any time throughout the proposal evaluation, Proponent selection, or Contract negotiation process.

SECTION III – SUBMISSION REQUIREMENTS

It is the sole responsibility of each Proponent to ensure their Proposal contains all required information. Failure to follow the instructions contained in this RFP may result in the Proposal being deemed non-compliant in which case, it will be returned to the Proponent and receive no further consideration.

Schedule “A” contains the Form of Proposal and must be submitted with each proposal.

Refer to Schedule “B” Statement of Work and Deliverables for requirements and Proponent reference when applicable.

Proposals must be received by the ACRD or submitted to procurement@acrd.bc.ca before 2:00 pm on March 15, 2024 Pacific Time. Late Proposals will not be accepted and will be returned to the Proponent.

Note: Although every attempt will be made to meet all dates, the ACRD reserves the right to modify any or all dates at its sole discretion at any time.

3.1 EXPERIENCE & QUALIFICATION

- Letter of introduction.



- Proponent’s relevant experience, qualifications, resources, and capacity in delivering services similar to those required by the RFP.

3.2 PROJECT UNDERSTANDING

- Proponents should clearly demonstrate their understanding of the project requirements outlined in the RFP in their Proposal. Identify the key goals that the Proponent expects to address through this Project and discuss how the Proponent’s team will deliver on these goals.

3.3 APPROACH & SCHEDULE

- Provide a schedule for completion of tasks and deliverables. Clearly show milestone dates for completion of key deliverables.
- Outline the approach to communications and project management throughout the Project, including timing, form and general content of progress updates to ACRD Project staff.
- Clearly identify all services included in this Proposal along with any optional, excluded services, or those services assumed to be provided by others.
- Identify any other person or Contracted service to be assigned to this Project, including any affiliates or sub-consultant(s) and a statement of their responsibilities, experience and expected involvement.

3.4 SOCIAL PROCUREMENT

Please complete the table below concerning the application of Social Procurement principles and practices in your operations and/or performance of works. Contractors may be required to provide certificates and / or third party validation where applicable.

	Social Procurement Principles or Practices	Yes	No	Describe where applicable	Maximum Points
1	In the last three years, has the Proponent implemented any programs or initiatives to ensure greater economic opportunity and community integration for equity-seeking groups?				5
2	Does the Proponent work with employment support services or Contract within the communities you operate?				5
3	Does the Proponent work with Social Enterprises in any manner?				5

3.5 REFERENCES



Proponents shall include two (2) references of relevant experience for which they have provided similar services. With each reference, proponents shall include the organization's name, address, phone number, as well as the name and position of a person the ACRD may contact at the organization. The ACRD reserves the right to contact references without prior notification to the Proponent.

3.6 PRICE

Submissions must include a detailed description of the Proponent’s fees and disbursements (excluding GST) for works and deliverables. The successful Proponent’s estimate will be the Contract price for the work unless otherwise negotiated by the ACRD. If the work cannot be completed within the ACRD’s available budget, the Proponent or the ACRD may suggest options for changing the scope of the work.

Proponents should state their proposed price as follows:

Project Price (Excluding GST)	GST (If Applicable)	Total Project Price	Estimated Hours to Completion
\$	\$	\$	
Additional Hourly Rate(s)	\$		

3.7 INTERVIEW

The Evaluation Team may, at its discretion, invite some or all of the Proponents to a conference call or video interview to provide clarification of their Proposals. In such event, the Evaluation Team will be entitled to consider the answers received in evaluating Proposals.

SECTION IV – SPECIFICATIONS

4.1 ACCEPTANCE OF TERMS

All the terms and conditions of this RFP are assumed to be accepted by the Proponent and incorporated in its Proposal, except those revisions that are proposed or requested in the Proposal and accepted by the ACRD.

4.2 THE ALBERNI-CLAYOQUOT REGIONAL DISTRICT RESERVE RIGHTS

The ACRD reserves the right to:

1. Waive any irregularity or insufficiency in any Proposal, whether material or not;



2. Accept the Proposal which is deemed most favorable to the interest of the ACRD;
3. Accept any Proposal in whole or in part;
4. Negotiate with the selected Proponent(s);
5. Contact references other than, or in addition to, those furnished by the Proponent.

4.3 NOTIFICATION OF AWARD

If negotiations result in agreement on the terms of a Contract, the successful Proponent(s) will be notified in writing and required agreeable obligations will need to be fulfilled before the executing the Contract.

4.4 TERM OF AGREEMENT

It is anticipated that the Contract term, upon acceptance of proposal(s), shall be commencing on April 24, 2024, and expiring on April 30, 2026.

SECTION V – RFP PARTICULARS

It is anticipated that the below Section 5.1 will be incorporated into the Contract with the successful Proponent(s).

5.1 CONTRACT CONDITIONS

The Proponent will be required to provide the ACRD with evidence of the following **upon execution and delivery of the Contract**:

- General Liability Insurance (\$5,000,000.00)
- Letter of Good Standing from WorkSafe BC

SECTION VI – APPENDICES

Schedule A: Form of Proposal

Schedule B: Statement of Work and Deliverables



SCHEDULE A: FORM OF PROPOSAL

RFP NO.: LBAMP01-24
PROJECT: Tofino-Long Beach Airport (LBA) Master Plan
CLOSING: March 15, 2024 @2:00pm PST

1. PROPOSAL SUBMISSION

Company Name:		
Address:		City:
Postal Code:	Phone:	Fax:
Email:		Date:
Signature of Proponent:		Print Name:
Title of Proponent:		

To: The Alberni-Clayoquot Regional District

RFP Project Title: LBA MASTER PLAN

I/We, the undersigned duly authorized representative of the Proponent, having received and carefully reviewed all of the Proposal documents, including the RFP and any issued addenda posted on the Alberni-Clayoquot Regional District Website, and having fully informed ourselves as to the intent, difficulties, facilities and local conditions attendant to performing the Services, submit this Proposal in response to the RFP.

I/We confirm that this Proposal is accurate and true to best of my/our knowledge.

This Proposal is submitted this _____ day of _____, 20____.

I/We have the authority to sign on behalf of the Proponent.

Authorized Signature

Name and Title

Date



SCHEDULE B: STATEMENT OF WORK & DELIVERABLES

Unless generally agreed to by the Alberni-Clayoquot Regional District (ACRD) in writing, the LBA Master Plan should guide infrastructure, facility, uses, and business development programs in an effective and efficient manner. The Master Plan must focus on aeronautical, social, and economic opportunities collectively. Specifically, the Master Plan should look at:

- Existing reviews/plans for the airport (e.g., Airport Operations Manual, 2007 Land Use Plan, 2023 Airport Terminal Expansion Plan, Safety Management Plan, etc.)
- The Airport's role and mission (e.g., local and regional priorities),
- Regulatory requirements (e.g., certified standards),
- New land opportunities with unused lands within the airport's boundaries (e.g., new leases, developments, uses, industries, rental hangars),
- Links to local and regional economic opportunities and business development opportunities,
- Links to other nearby airports,
- Local demographics (e.g., population growth, growing healthcare needs, tourism),
- Financial model (e.g., hangar leases, revenue from emergency events, fuel sales, new revenue streams, increasing revenue streams, future dividends to the Regional District, Tofino, and Ucluelet),
- Existing uses (e.g., current scheduled commercial flights, Search and Rescue, Fire Department Training Grounds, Provincial wildfire responses, Radio Control Flying Club),
- Existing infrastructure, and necessary infrastructure improvements and infrastructure needs (e.g., runways, lighting, fencing, terminal building needs, on-site infrastructure, airport operational infrastructure, safety, business development opportunities infrastructure, infrastructure for industrial opportunities, and runway infrastructure),
- Increasing aircraft use (e.g., leases, movements, types of aircraft),
- Amenities necessary to support air traffic (e.g., FBO, re-fueling stations, parking, 24/7 airport access),
- Innovative other uses and revenue opportunities (e.g., use during wildfire season, festivals, mass evacuation centre),
- Study commercial airline opportunities,
- Increasing the economic, social, and environmental impact of the airport,
- Review the existing airport governance and staffing models, and
- Links to existing ACRD documents (e.g., 2021-2024 strategic priorities of the Board, Official Community Plan, Zoning Bylaw, Asset Management Plan, Financial Plan, and more).

The Master Plan should be organized in sequential and logical phases. The Master Plan should increase the Airport's competitiveness for various federal and provincial aviation funding programs (e.g., Transport Canada's Airports Capital Assistance Program, BC Air Access Funding Program) by clearly showing the rationale and research that informed findings and recommendations, as well, as setting up the ACRD and community to achieve the Master Plan's recommendations.

Other Material Considerations:

- The Master Plan should have a 20-year outlook
- The airport has an Operations Manual and Winter Maintenance Plan
- This is a Master Plan for the ACRD, and should be written from this perspective

The Consultant will be responsible for all research, engagement, writing of the Master Plan, and



necessary approvals from the Regional District (Administration, West Coast Committee, and Board of Directors). At a minimum, the development of the Master Plan should include:

1. Project initiation meeting
2. Final workplan approved by the ACRD
3. Site visit(s)
4. Community and partner engagement (e.g., Tla-o-qui-aht First Nation, District's of Tofino and Ucluelet, Tourism Boards, lease holders, and more)
5. Public engagement, such as, a public open house(s), survey, one-to-one interviews, focus groups, pop-up engagement tables at public events, including specific engagement with the Tla-o-qui-aht First Nation communities (see First Nation Engagement Expectations below for further detail)
6. Overall framework
7. Prioritization process involving individuals, groups and/or impacted parties such as community members and other partners, and ACRD staff, Board of Directors, Committees and Working Groups
8. ACRD Board of Directors update(s), and final presentation
9. Connection points with the West Coast Committee, and a final recommendation/review from the Committee prior to the final presentation to the Board
10. Touch points with the ACRD's project manager on this project

The final Master Plan should include local and regional context, background, the process used to develop the Master Plan (e.g., research, engagement), priorities, actionable recommendations, and implementation sections. The ACRD is seeking actionable recommendations that can be actioned over the shorter, medium, and longer terms. Recommendations will be focused on specific actions, and generally, should not include a recommendation(s) for more/additional studies or master plans.

First Nation Engagement Expectations

One of the main components in completing this Master Plan project is the ACRD's equal partnership with the Tla-o-qui-aht First Nation (TFN). This project will require TFN input in all aspects of the project. The ACRD and Consultant team will be working with a TFN specific committee, and the Master Plan will require approval from TFN's hereditary chiefs, and Chief and Council.

In addition, there are two TFN communities on the West Coast that will be engaged first and separately from the general public. It is encouraged for the successful proponent to attend the TFN engagement sessions but is not required. The ACRD has the capacity to have staff attend these engagement sessions. However, it will be required for the proponent to provide TFN specific engagement materials, in addition to the engagement materials for the general public. It is required for the successful proponent to attend engagement with the general public.

Schedule

The Project is expected to be completed by April 2026. Proposals are required to include a detailed Project work schedule.