REGIONAL DISTRICT
of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
Telephone: 250-960-4440 / Fax: 250-562-8676
Toll Free: 1-800-667-1959 / http://rdffg.ca

Minutes of the Mandatory Site Meeting

Invitation to Tender ES-26-01
ITT - Construction Services - Final Closure Valemount Regional Landfill

March 4, 2026
11 a.m. at the Valemount Regional Transfer Station

Staff Present: Darwin Paton, Environmental Services Technologist
Meghan Metke, Environmental Monitor and Pollution Control Coordinator

Companies Present:
Evergreen Environmental and Reclamation Ltd.
Milestone Environmental Contracting Inc.
Twin Rivers Development Ltd.
Enviro-Ex Contracting Ltd.
Nahanni Construction Ltd.
Core Energy Services Inc.
IDL Projects Inc.
Civil North Consulting Ltd.
York 1
Twin Con Enterprises Ltd.
Simpcw Resources LLP
Raincoast Erosion Control Ltd.
Matcon Environmental
Timbro Contracting Ltd.

Introduction and sign in sheet completed

Meeting started at 11:00 a.m.

A Brief review of project

Landfill was closed to municipal solid waste in 1995, then closed to demolition, land-clearing, and construction material in 2013. At that time, 60cm of soil cover was applied. Since 2013, the Regional District has been working with the Ministry of Environment on a final closure plan which was approved in 2021.

This project is for the final closure of the landfill. This is an evapotranspiration closure system. The upper cover will consist of compost and soil mixed which reduces methane emissions to the environment.

Please review the specifications for details concerning the construction of this project. Questions of a general nature will be answered by the Regional District of Fraser-Fort George (Regional District). Questions of a technical nature will be referred to the Engineer of Record (Engineer), and all questions will be answered and posted as an addendum.

Please return a signed acknowledgement letter to the Regional District to receive addendums.

Review of the Scope of work

On Page 21, Item 24, The construction of the major works comprises the following but is not limited to:

- General Earthworks and Surface Water Management
  - Using equipment to shape, haul, place, mix, and establish final grades over the existing cover over the area of the landfill.
- Stripping of existing vegetative layer
  - This will be in two areas: the top of the landfill and the borrow area. This involves skimming off the organics to get down to soil. The borrow area has been logged and there are stumps that need to be pulled.

- Grading and shaping of slopes to specific grades
    - There is an area of waste in place near the historic marshalling area on the east side of the landfill that is 2-2.5m higher than the surrounding ground, this will be covered in place. Exposed metal here needs to be covered and shaped with 3:1 or 2.5:1 slopes. Drawings are to take precedence.
    - There is recycling material mixed with cover near the historic marshalling area that should not be disturbed and will remain in place. So care should be taken when removing the vegetation. If this material is disturbed, it would need to be compacted and covered again.
- Excavation, hauling, placement and compaction of soil cover layer
- Hauling, mixing, placement of soil and organic cover material
- Miscellaneous work
- Installation and construction of Provisional Items

Question: **For stripping, is there an assumed depth of roots or organics?**
Answer: That's going to be as you run into it, most of it is grasses and most of it is shallow.

Question: **Is the borrow area included in the clearing and grubbing area?**
Answer: Yes, it is.

Question: **Is reshaping of the existing s required?**
Answer: Very little reshaping is required overall. There is some reshaping at the historic marshalling area on the east side of the landfill as well as an area in the southwest that needs erosion mats due to the current slope.

Question: **In the Schedule of Quantities, item K01 is 200m^3 Disposal Off-Site. Is that in metres squared or cubed?**
Answer: Metres cubed.

Question: **What type of material will be moved off-site for item K01 Disposal Off-Site?**
Answer: Organics or any unworkable materials like large metals at the surface. As a note, the material needs to be transported off-site. The nearest known licenced disposal site is Legrand near McBride. Engineer to confirm type of material to be disposed offsite and will be answered within an upcoming addendum

Question: **Is there a specification for the level of compaction?**
Answer: The compost/soil mixture should not be over compacted. Compaction for the lower 30cm of straight cover below the top layer will need to be completely compacted with 100% cover. Please refer to the specifications to confirm. The soils have a high concentration of sand which will affect compaction.

Question: **What is the closest water source?**
Answer: There is no water on site, it is believed the closest water source is in the Village of Valemount.

Question: **Who is responsible for hauling additional compost?**
Answer: It is anticipated that more than enough compost will be available on site. There is 1000m^3 onsite and an additional 3000m^3 will be brought to site.

Question: **What is the mix ratio of compost to soil?**
Answer: Please refer to the specifications. 70% soil to 30% compost.

Question: **Will the grubbing material go to waste?**
Answer: No, grubbing material should be stockpiled. Engineer to confirm whether grubbing material is to be chipped.

Question: **Will the list of attendees and their contract information be distributed with the meeting minutes?**
Answer: This will be confirmed in an upcoming addendum.

Question: **Does the volume removed from the borrow area correlate with the volume placed in the fill area?**
Answer: Yes. There are benches in the borrow area. The borrow area should be well graded at the end of the project, not hummocky.

- The area to left of the new gate at the east side of transfer station can be used for storage of equipment.

- The in-situ compost that is near the current marshalling area will be incorporated into the closure system and supplemented with the 3000m^3 brought to site.

- As per shown in drawing C4, three quarters of the way to the west along the north side, a perimeter ditch needs to be established.

Question: **Will the perimeter ditch on the north side of the landfill be on the north or south side of the fence?**
Answer: Preferably the south side of the fence. Though this will be confirmed by the engineer. The closure of the site is not to be compromised,

Question: **Is there asphalt or gravel at the transfer station, north of the fence?**
Answer: Gravel.

Question: **Is the perimeter ditch a static ditch or does it flow to an outlet?**
Answer: 99% of the time it is a static ditch. There are short periods of time during freeze/thaw cycles of melt in the spring when the water will run overland.

Question: **Will the successful proponent need to have a bird survey conducted for the standing vegetation at the landfill?**
Answer: To be confirmed within a forthcoming addendum.

- The south/southwest side of the landfill requires erosion mats as per the drawings. On the westside at the deepest gulley onsite, the drainage is well established at the toe, the extent of the landfill is at this toe.

- There are monitoring wells around the site, they will be marked off. It is very important that they are not damaged during construction, the contractor will be responsible for replacement if damaged.

Question: **Will the metal piles be removed before construction?**
Answer: Yes, debris including metal and fridges will be removed prior to construction start.

Question: **What is the anticipated start date?**
Answer: Contract start date is May 1.

- Standing vegetation on the landfill footprint may be removed prior to the start of the nesting season, Regional District will confirm within a forthcoming addendum.

- Compost will be stockpiled near the entrance to the historic marshalling area.

Question: **For access to the borrow area, is there a specific route that should be taken?**
Answer: There is a gate at the southeast corner of the borrow area for initial access.
Preferred development of the borrow area will be from the mid point of the eastern section working in a organized westerly direction. To move equipment to the borrow area initially, there is a road and gate at the back of the site that can be used, there is a locked gate for which the Regional District will provide a key, (see above).

Question: **Where should we start removing material within the borrow area?**
Answer: Start at the low point of the grade from the mid point of the eastern section in the borrow area. The borrow area should be stripped progressively and the stripped material should be kept clean and separated. Strip only what you need.

Question: **How deep should the borrow area be excavated?**
Answer: The excavated base grade of the borrow area should be level and graded to 2-4%. The outer slopes of the borrow area should be at least 3:1 slopes, 4:1 slopes are preferred. The borrow area will be hydroseeded.

Question: **What will happen to the compost currently stockpiled on the landfill?**
Answer: The compost piles on the landfill will be pushed into a pile with the additional compost that will be brought to site. There is a pile of compost to the north of the transfer station that will be brought to the landfill as required.

Question: **Will there be any excess material to move off site at the end of the project? Will any excess material be left in place?**
Answer: That will be determined when that stage in the contract is reached.

Question: **Will the soil to be mixed with the compost come from the borrow area?**
Answer: Yes. Any of the organic material that you will peel back from the top of the landfill is not to be mixed with the soil.

- Along the eastern edge of the landfill, you will see metal debris sticking out periodically. This needs to packed, covered, and sloped to grade as part of the closure. It is inert material.

Question: **Will compaction and covering of the exposed metal near the borrow area be part of clearing and grubbing or how will it be paid for?**
Answer: It can be part of clearing and grubbing or grading.

Question: **Does all of the standing vegetation near the historic marshalling area need to be removed?**
Answer: Yes, all identified vegetation within the work area, will need to be cleared back, just to the toe of the waste. There is no reason to remove standing vegetation that doesn't need to be removed. The waste footprint does not include large items that have been abandoned near the landfill like a ski-do near the borrow area, this will not be pulled over and buried as part of the contract. Only visible waste material already in the slopes will be compacted, shaped, and covered to become part of the site.

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Question: **Will the material north of the transfer station be brought to the landfill site?**
Answer: Yes, there is approximately 400m^3 that was brought there that will be moved to the landfill. The remaining compost that needs to be moved to site will be brought directly to the northeast side of the landfill site.

Final Statement by RDFFG:

This is the only time tenderers will have access to the site; tenderers will not be allowed back on site between now and when bids are submitted.

There is a pile of organic material on the north side of the transfer station that can be viewed on the way off site. This material will be required to be moved as part of the re covering of the borrow area once excavation and grading activities are complete

The contact for the Regional District is listed within the tender package. The Regional District will be following up with the Project Engineer to answer any questions that were not answered today. Any other questions will need to be submitted and will be answered in an addendum.

Meeting Adjourned 12:10 p.m.