



SUNSHINE COAST REGIONAL DISTRICT

Question and Answers # 1
Environmental Monitoring Services
for Sechelt Landfill and Pender Harbour Transfer Station
2535004

Date: February 2, 2026

Item No.1

Question: Do all gas wells have two probes?

Answer: Yes, each gas well stand is nested with two (2) wells drilled at different depths.

Item No.2

Question: Do they have any tubing inside?

Answer: Bailers are currently inside the groundwater wells, some of the bailers may need to be replaced.

Item No.3

Question: Do you know when you expect results from the study to determine the method?

Answer: By the end of February.

Item No.4

Question: What is the date of the first sample?

Answer: Approx. the last week of March but we may adjust it to have it completed in April.

Item No.5

Question: How many methods are we pricing?

Answer: Three (3).

Item No.6

Question: Can we assume the wells have been properly developed?

Answer: Yes, most are recently installed, and more wells are expected to come on line with in the next five (5) years.

Item No.7

Question: Is there any liner tubing or new tubing?

Answer: No, outside the PVC well casing the Regional District has no tubing in the wells.

Item No.8

Question: Is there any reason on why our standards for testing is for the BC Approved Water Quality Guidelines (BCWQG) and not BC Contaminated Site Regulations (CSR)?

Answer: The Regional District uses BCWQG, Wildlife & Agriculture for surface water monitoring because the sites are fish bearing and drinking water sources. The groundwater monitoring sites are compared to the CSR guidelines.

Item No.9

Question: Do you struggle with them being buried in snow?

Answer: No, the wells are accurately mapped and GPS located.

Item No.10

Question: Why more wells in the future?

Answer: Will be based on the outcome of the updated EMP and possible future improvements.

Item No.11

Question: When we come to site is there an orientation process on the first day for site safety? If so, how long is it?

Answer: Not very long I would expect that you should plan for no more than 4 hours.

Item No.12

Question: With respects to the water sampling supplies located in the existing storage shed would be able to use them?

Answer: No, we require them for emergency testing or in house testing services.

Item No.13

Question: Will we need to coordinate access to the wells with anyone?

Answer: Yes, testing at the Sechelt Landfill and Pender Harbour Transfer Station will have to be coordinated with the site, the Contractor will be required to check in and check out of the site. When working at the Pender Harbour Transfer Station the fence is electric and may need to be turned off so you can access wells outside the fenced area. Any testing that is done on First Nations property will need to be coordinated with the Regional District for access.

Item No.14

Question: Why is there water testing from the Chapman drinking water source and how is it connected to the landfill?

Answer: Chapman Creek is a potential receptor, due to the groundwater flow direction, so the Regional District is required to test the water quality upstream and downstream of the Sechelt Landfill, as defined in the EMP.

Item No.15

Question: Could you please provide a master list or update map with only the active areas we need to test the existing one has both active an inactive well.

Answer: Yes, updated map is provided as part of this Q&A.

Item No.16

Question: What is the meaning of confirmatory samples?

Answer: If the sample exceeds the guidelines for any parameters, it is a requirement that the Regional District complete confirmatory sampling to ensure the exceedance is not due to sampling error. The exceedance and confirmatory sampling parameters and locations will be determined by the Regional District's landfill engineer.

Item No .17

Question: Is this a unit price job?

Answer: Yes.

Item No.18

Question: Do you have a lab?

Answer: Yes, currently it is element material technologies but could change in the future.

Item No.19

Question: Is a Landfill Closure Site Overview required for this project?

Answer: No.

Item No.20

Question: Costing for Pender Harbour Transfer Station biannual post-closure monitoring. The RFP notes a biannual post-closure monitoring program for the Pender Harbour Transfer Station, while Appendix A – Schedule of Prices is currently structured around unit prices per quarterly sampling event for the Sechelt Landfill monitoring program and related sampling methods.

Given that an increased level of effort will be required during 2 of the 4 quarters due to the additional biannual post-closure monitoring at Pender Harbour, could you please confirm how you would like this work to be presented in Appendix A? For example, should we:

- a. Add separate line item(s) for the Pender Harbour biannual post-closure monitoring events; or
- b. Adjust the quantities or notes within the existing sampling event lines; or
- c. Use the "additional charges"/unit rates section for this scope?

Answer: Please see the revised copy of Schedule A.

Item No.21

Question: HydraSleeve supply responsibility

Appendix A indicates that the sampling event unit costs are to include coordination, sampling, equipment, data analysis, reporting, and meetings with Regional District staff. The RFP also notes that sample bottles are provided through the Regional District's

contracted laboratory, while other equipment such as personal gas detectors is the contractor's responsibility.

If HydraSleeve is selected as the successful sampling method going forward, can you please confirm whether:

- a. The Contractor is expected to source and supply the HydraSleeves as part of the sampling event unit cost; or
- b. The Regional District has an existing supplier and will provide HydraSleeves directly?

Answer: The Contractor would source and supply the Hydrasleeves as part of the event

Item No.22

Question: The Appendix A Pricing Table has line items for costs associated with data review/interpretation, reporting, submissions, and field sampling/monitoring; however, does not include line items for project management and/or meetings. Should we factor in project management and meetings into one (1) of the listed line items in Appendix A or list those as separate costs under new line item(s)?

Answer: Please see the revised copy of Schedule A.

Item No.23

Question: I was wondering if you could send some photos of the sampling locations at the Pender Harbour transfer station.

Answer: Yes, please see attached.

Item No.24

Question: Could you share the latest monitoring report (2024 or 2025)? If not, could we get a list of the currently active monitoring wells with water levels and depths?

Answer: There are currently 19 wells at the Sechelt Landfill that are monitored. Proponents can expect well depths to be between five (5) meters and 35 meters. Water levels in the wells can vary depending on the water table and the season.

Pender Harbour Transfer Station Photos











