

**REPORT TO ENVIRONMENTAL SERVICES COMMITTEE
MEETING OF WEDNESDAY, JANUARY 21, 2026**

SUBJECT **Tendering Hartland Landfill Cell 5B Construction Services**

ISSUE SUMMARY

In accordance with the Capital Regional District's (CRD) procurement policy, staff require Board approval to issue a tender for Cell 5B Construction Services at Hartland Landfill.

BACKGROUND

The British Columbia *Environmental Management Act* requires the CRD to provide a safe, secure and sustainable disposal option for regional solid waste in perpetuity. In alignment with this mandate, the CRD's Solid Waste Management Plan establishes the direction to "develop design options that maximize the disposal capacity of Hartland Landfill to 2100 and beyond".

To this end, the planned buildout of Hartland Landfill's Phase 2 was divided into four cells (Cell 4, 5A, 5B and 6) to account for the complex logistics and scheduling of this multi-year construction project. Construction of Cell 4 and 5A was completed in 2024 and 2025, providing approximately four to five years of airspace and adequate time to construct the infrastructure required for Cell 5B.

Landfill Cell 5B Construction Requirements

Planning and design of Cell 5B is underway and construction is scheduled to begin in 2026. The target for completion of Cell 5B is December 31, 2027. Upon completion of the Cell 5B infrastructure, there will be approximately 10 years of landfilling airspace before Cell 6 airspace will be required in approximately 2040.

Section 5 of the CRD Procurement Policy Procedures states that "Invitations to Tender must only be initiated as follows: 5.5.4 For acquisitions over \$5,000,000, on approval of the Board by way of a Board resolution authorizing the tender call." As the total value of the contracted construction services for Cell 5B is expected to exceed this threshold, a Board resolution is required. The total cost of construction is estimated to be between \$9 million and \$11 million. Funding for this project has been provisionally approved by the Board in the Environmental Resource Management (ERM) 2026 capital project budget.

ALTERNATIVES

Alternative 1

The Environmental Services Committee recommends to the Capital Regional District Board that: Staff are authorized to issue the Invitation to Tender for Construction Services for the infrastructure required for Hartland Landfill Cell 5B with the work to commence in 2026.

Alternative 2

That this report be referred back to staff for additional information.

IMPLICATIONS

Financial Implications

The table below provides a high-level description of the project components alongside the budgeted funds within ERM's provisionally approved 2026 capital project list:

Project #	Description	Budget Available 2026
17-02	Aggregate Production for Internal Use	\$ 500,000
22-01	NW Sedimentation Pond Relining and Expansion	\$ 1,000,000
24-01	Cell 5&6 Gravity Retaining Wall Construction	\$ 2,750,000
24-05	Cell 5 Liner Construction	\$ 6,800,000
24-07	Relocation of N. Toe Road Sedimentation Pond	\$ 500,000
25-02	North End Wheel Wash	\$ 400,000
26-05	Existing Utilities Relocated for Cell 5	\$ 1,150,000
	Total	\$ 13,100,000

The total provisionally approved ERM capital budget for 2026 is \$17.29 million, of which the above sub-set of projects are budgeted at \$13.1 million. The estimated total construction cost for Hartland Landfill Cell 5B is between \$9 million and \$11 million, with the remaining balance of \$2.1 million to \$4.1 million available for design and project management costs as well as a 20% contingency to cover variable unit rate pay items and for unknown additional scope that may arise during construction.

Environmental Implications

Modern liner technology and redundancy will be implemented to ensure ongoing leachate containment during the contaminating lifespan of the landfill. The design consists of a primary 60 mil high-density polyethylene geomembrane liner and a secondary geosynthetic clay liner, consistent with the requirements of the BC Ministry of Environment 2016 Landfill Criteria for Municipal Solid Waste.

CONCLUSION

Construction of Cell 5B is necessary to ensure solid waste service levels for the region are maintained in accordance with the Capital Regional District's Solid Waste Management Plan and BC's *Environmental Management Act*. Design and planning for Cell 5B are underway and construction for Cell 5B is slated to begin in 2026. Staff require approval to issue an Invitation to Tender for this work in 2026 as the cost is expected to exceed \$5 million.

RECOMMENDATION

The Environmental Services Committee recommends to the Capital Regional District Board that: Staff are authorized to issue the Invitation to Tender for Construction Services for the infrastructure required for Hartland Landfill Cell 5B with the work to commence in 2026.

Submitted by:	Stephen May, P.Eng., Senior Manager, Corporate Capital Project Delivery Services
Concurrence:	Russ Smith, Senior Manager, Environmental Resource Management
Concurrence:	Rory Tooke, Ph.D., Acting General Manager, Parks Recreation and Environmental Services
Concurrence:	Varinia Somosan, Acting Chief Financial Officer, GM Finance & IT
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer