



INDIAN RIVER COUNTY
SOLID WASTE DISPOSAL DISTRICT
BOARD MEMORANDUM



Date: February 8, 2019
To: Jason E. Brown, County Administrator
From: Vincent Burke, P.E., Director of Utility Services
Prepared By: Himanshu H. Mehta, P.E., Managing Director, Solid Waste Disposal District
Subject: Conceptual Approach for Concrete, Site Work and Yard Waste Processing at the Indian River County Landfill

DESCRIPTIONS AND CONDITIONS:

On February 5, 2019, the Indian River County Solid Waste Disposal District (SWDD) Board considered an unsolicited Public Private Partnership (P3) proposal, relating to the landfill, submitted by the Indian River Eco District (IRED), and two supplemental proposals from Gen2, LLC and Synagro-WWT.

The Board directed staff to enter negotiations to sell generated landfill gas (LFG) to IRED and to resolicit the other portions of their proposal (yard waste acceptance and processing, improvements to the yard waste area and recycling of concrete at the landfill).

During the public hearing portion of the meeting, a local vegetative waste contractor representing several other local contractors raised concerns with the muddy conditions and to the processing of wooden pallets at the yard waste area. Specifically, that the nails from the pallets are causing flats to customer vehicles/trailers. Staff is recommending a policy change for wooden pallets.

ANALYSIS:

LANDFILL GAS AGREEMENT:

Staff met with IRED on February 6, 2019, and is scheduled to meet again soon to continue negotiations on the terms of the LFG agreement. It is anticipated that a LFG agreement will be presented to the SWDD Board for approval in March 2019.

YARD WASTE PROCESSING:

Currently, the SWDD Board has a yard waste processing agreement with Mr. Mulch with a current extension renewal term effective April 1, 2018, through March 30, 2019. There are five (5) additional one (1) year renewal terms available in the agreement. However, there is a provision in the agreement that either party can terminate the agreement with a 90-calendar-day notice to terminate. The current agreement includes processing (receive, grind and load) services at a cost of \$11.40 per ton and a

transport/off-site disposal service at a cost of \$9.66 per ton. The agreement includes \$1,000,000 general liability and \$5,000,000 umbrella liability coverage as well as an annual \$300,000 performance bond.

A request for proposal (RFP) is being drafted and is anticipated to be advertised near the end of February for the operation of the yard waste facility on SWDD property. The following changes are being considered in the RFP:

1. TERM: Base term of seven (7) years with an optional extension of a three (3) year term. In addition, at the sole discretion of the SWDD Board, an additional seven (7)/three (3) renewal term based on a third-party market analysis to insure that the rates are competitive with the open market.
2. INSURANCE: No changes.
3. PERFORMANCE BOND: No changes, i.e., \$300,000 renewed annually.
4. EVALUATION:

Evaluation Criteria	Evaluation Points Maximum
Qualifications and References	20
Technical Proposal with Emphasis on Recycling or Beneficial Reuse of Mulch	40
Financial Proposal	40
Total Points Possible	100

CONCRETE CRUSHING & SITE WORK:

An invitation to bid is being drafted to include crushing of the stored concrete at the landfill and application of that material as base in the yard waste laydown area. This approach would recycle some of the stored concrete for beneficial use on SWDD’s own property. The cost of utilizing the crushed concrete to stabilize the yard waste laydown area would be substantially less than the cost of a poured concrete slab. This may also eliminate the need to provide stormwater treatment, which would be required for a concrete slab. Material not needed for the yard waste laydown area would be processed and recycled for use within the landfill property for improvement of other interior dirt roads. An alternative option may be to use this material for improvement of non-Florida Department of Transportation (FDOT) dirt roads within unincorporated IRC. The bid, which will require some permitting and design research, is anticipated for release in March. The actual work may be done in phases so there is ample crushed concrete onsite prior to starting the work in the yard waste area for the placement of the concrete.

For comparison purposes only, the following is an estimate to purchase and have crushed concrete delivered to our site. Based on a recent survey by the IRC Survey Department, it has been determined that the total yard waste processing area is approximately 11.25 acres. Assuming that 12 inches of crushed concrete material is needed on site, this results in a total approximate need for 18,200 cubic yards or approximately 910 loads. Based on a pricing from June 2018, the total cost for material (\$18/cubic yard) and delivery (\$200 per load) is approximately \$509,600. The cost for the actual site work is not determined at this time.

POLICY ON WOODEN PALLETS:

The practice of accepting wooden pallets at no cost has been offered to our customers for over 15 years. In general, we accept from 10,000 to 20,000 wooden pallets per year. During the public hearing portion of the meeting, concerns were raised by some users of the yard waste facility regarding loose nails resulting from the mulching of pallets as yard waste. Staff has isolated the chipping of pallets to a separate area of the yard waste facility; however, nails are certainly a byproduct of the process. In order to change this practice, staff recommends the Board enable a change to operation at the yard waste facility whereby we no longer accept wooden pallets in the yard waste area and require them to be disposed in the Class 1 landfill. The associated charge for the disposal would be the current tipping rate for Construction & Demolition Debris of \$31.80 per ton for commercial customers and \$30 per ton for residential customers. (one ton is approximately 40 pallets assuming 50 pounds per pallet.)

FUNDING:

The Landfill Gas Agreement would generate revenue (approximately \$125,000 per year) for SWDD, and therefore, there is no anticipated funding required for this project.

Funding for yard waste processing is budgeted and is available in the Other Professional Services account (41125534-033190) in the SWDD Recycling fund, which is funded through user assessment fees. The annual budget includes \$1,300,000 for yard waste processing in the 2018/2019 fiscal year.

Funding for concrete crushing and site work is currently not budgeted. Staff will recommend a budget amendment if an award of bid is recommended at a future SWDD Board meeting.

The policy change for the wooden pallets would result in additional revenue (approximately \$8,000 to \$16,000 per year) and reduce the expense (approximately \$5,000 to \$10,000 per year) of chipping and off-site disposal of the pallets through our current or future yard waste processing agreement.

RECOMMENDATION:

Solid Waste Disposal District staff recommends that its Board approve the following:

- a) Approve the conceptual approach for concrete, site work and yard waste processing at the landfill.
- b) Approve a policy change, effective March 1, 2019, to stop accepting and processing wooden pallets in the yard waste facility and to direct them for disposal in the Class 1 landfill at current approved tipping rates.
- c) Direct staff to proceed with an RFP for Yard Waste Processing services.
- d) Direct staff to proceed with a bid for concrete crushing and site work on the landfill property.