

Indian River County, Florida  
Solid Waste Disposal District  
Board Memorandum

**Date:** October 9, 2020

**To:** Jason E. Brown, County Administrator

**From:** Vincent Burke, PE, Director of Utility Services

**Prepared By:** Himanshu H. Mehta, PE, Managing Director, Solid Waste Disposal District

**Subject:** Amendment No. 2 to Work Order No. 32 to Kimley-Horn for Household Hazardous Waste and Recycling Transfer Facility Design

**Descriptions and Conditions:**

The Solid Waste Disposal District (SWDD) is required by the Florida Department of Environmental Protection (FDEP) rules to provide safe collection and disposal of Household Hazardous Waste (HHW). The current HHW facility is over twenty years old, undersized, and creating unsafe ingress-egress traffic flow issues. The Recycling Transfer Facility was built five years ago, and the recycling materials are exceeding storage capacity.

On April 7, 2020, the SWDD Board approved Work Order No. 32 to Kimley-Horn and Associates, Inc. (KHA) in the amount of \$48,400, to address each of these conditions and provide SWDD with a suitable civil and architectural conceptual design.

On July 7, 2020, staff made a presentation to the SWDD Board showing the conceptual design for a new HHW and Recycling Transfer Facility, along with providing conceptual level costs for these improvements in the \$2.5 to \$3.0 million dollar range. After review of the presentation, the SWDD Board approved the conceptual design and approved Amendment No. 1 to Work Order No. 32 to KHA in the amount of \$206,910 to provide engineering services related to the HHW and Recycling Transfer Facility Design, Permitting, and Bidding Services.

Subsequently, staff discussed with KHA some concerns with the conceptual design in terms of the close proximity of residential vehicles interacting with commercial vehicles on the project. There were also some possible drainage concerns and some size concerns with the Recycling Transfer Facility. Therefore, staff requested KHA to update the conceptual design and costs. Subsequently, staff met with the County Administrator and the County Budget Director to review this updated design and costs, which increased from \$3.2 million to \$4.7 million. Staff was directed to re-work the design and reduce the costs by \$1 million. KHA revised the conceptual design and costs, which are now at \$3.5 million.

The purpose of this agenda item is to present the updated conceptual design and costs to the SWDD Board and get concurrence prior to proceeding with detailed design. Staff also is recommending an amendment to KHA to cover the costs for the additional conceptual design and cost analysis.

**Analysis:**

Below is the initial conceptual level design for the HHW and Recycling Transfer Facility:



As mentioned above, staff had concerns that residential traffic would be interacting with commercial traffic, which could potentially add to confusion and create a potential safety issue. In addition, there was a potential for drainage issues related to the elevation difference between the buildings and the loading dock, which would require pumping stormwater. Finally, the proposed 15,000 square foot Recycling

Transfer Facility was considered too small for future growth, and therefore, staff felt that it should be increased to 20,000 square feet.

However, this resulted in the costs increasing from \$3.2 million to \$4.7 million. Therefore, after internal discussions, staff directed KHA to reduce the size and features of the facility.

Below is the new conceptual rendering of the HHW and Recycling Transfer Facility:



This new configuration separates the residential traffic from the commercial traffic to reduce confusion and address the safety concerns identified above. It addresses access concerns raised by the Fire Department. The Recycling Transfer Facility remains in size at 15,000 square feet. The drainage from the loading docks will be controlled with stormwater pumps.

The total Fiscal Year (FY) 2020/21 tentative capital budget of \$2,555,000 was allocated for the HHW Building and the Recycling Transfer Facility with the breakdown of \$1,025,000 and \$1,530,000, respectively.

Per the revised conceptual layout, KHA has updated the conceptual level budget for the project from \$3.2 million to \$3.5 million, which does include a 10% contingency. This increase is primarily due to the reconfiguration of the facility and the additional base/asphalt areas. KHA has also included the following disclaimer: *\*\*List of items not included in the Total Estimated Cost includes, but is not limited to: Site Lighting, Dry Utilities, Permits, Engineering or CEI fees, factor for inflation.* Staff recommends that an additional \$300,000 be factored in for these costs, thereby bringing the estimated conceptual level budget to \$3,800,000.

Staff supports the revised conceptual layout based on the need to replace the current HHW facility that is over 20 years old and because the current temporary Recycling Transfer Facility, built five years ago, is not sufficient to handle the current and future volume of recyclables.

At this time, these are conceptual level costs, and staff will work with KHA to value engineer the project and develop the bid specs so that we receive competitive qualified bids that are within the projected new budget. KHA will be submitting an opinion of probable construction costs prior to going out to bid, and staff will return to the Board prior to the bid process should that estimate be greater than the conceptual level budget of \$3,800,000.

Please note that in FY 2019/20, there were several projects that were initiated to prepare for the proposed improvements of the new HHW and Recycling Transfer Facility. These included creating a new concrete pad with ramp and block walls that will serve as a temporary transfer facility while the new facility is constructed. This area will then be utilized for the storage of tires and scrap metal. Approximately \$430,000 in funding was utilized for these improvements. In addition, some demolition work needed to be performed to tear down the old Styrofoam storage building that was partially damaged during Hurricane Irma. Approximately \$62,600 in funding was utilized for this work. In terms of engineering, the total authorized to KHA to date is \$255,310. Therefore, in total approximately \$750,000 has been encumbered in FY 2019/20.

KHA has submitted Amendment No. 2 to Work Order No. 32 for \$18,500 for the additional effort in developing an alternative site plan and an opinion of cost. This also includes alterations to the colorized rendering of the alternative site plan as well as the maneuverability analysis for the trucks. Staff supports this amendment.

### **Funding:**

Funding for the SWDD HHW and recycling facility conceptual design is budgeted and available in the capital account in the SWDD Landfill and Recycling Fund, which is funded from SWDD assessments and user fees. The account has a total proposed budget of \$2.55 million for the 2020/2021 fiscal year.

Description	Account Number	Initial Costs	Revised Costs	Difference
HHW Facility	411-169000-20029	\$1,025,000	\$1,520,000	\$ 495,000
Recycling Transfer Facility	411-169000-20030	\$1,530,000	\$2,280,000	\$ 750,000
<b>Total =</b>		<b>\$2,555,000</b>	<b>\$3,800,000</b>	<b>\$1,245,000</b>

Staff is recommending that the proposed FY 2020/21 budget of \$2,555,000 be increased by \$1,245,000 to the full \$3,800,000 conceptual budget to be allocated for the HHW and Recycling Transfer Facility over FY 2020/21. Upon approval, this increase will be programmed into the Capital Improvement Element (CIE) as well.

The approval of Amendment No. 2 to Work Order No. 32 would also come from the capital account.

Description	Account Number	Amount
Engineering Services – HHW Facility	411-169000-20029	\$11,110
Engineering Services – Recycling Transfer Facility	411-169000-20030	\$ 7,400
<b>Total =</b>		<b>\$18,500</b>

Upon approval of Amendment No. 2 to Work Order No. 32, the total work order to KHA would be \$273,810.

**Recommendation:**

Staff recommends that its Board approve the following:

- a) Approve the revised conceptual layout for the Household Hazardous Waste and Recycling Transfer Facility and direct staff to continue with the detailed design, with the understanding that the projected conceptual budget may increase to \$3.8 million.
- b) Approve CCNA-2018 Amendment No. 2 to Work Order No. 32 with Kimley-Horn and Associates, Inc. for \$18,500, for the additional design services related to the SWDD Household Hazardous Waste and Recycling Facility Design, Permitting, and Bidding Services.
- c) Authorize the Chairman to execute the same, as presented.

**Attachments:**

- 1. Revised Conceptual Level Budget
- 2. Amendment No. 2 to Work Order No. 32