



**Request
For
Proposals
Addendum #1**

Transfer and Recycling Center



August 19, 2019

Addendum #1
Request for Proposal
Transfer-Build-Finance-Operate
Due Date: September 12, 2019

Dear Prospective Respondents:

The following additions, deletions, clarifications, and/or changes to the Transfer & Recycling Center (TRC) Design-Build-Finance-Operate RFP are to be considered part of the original specifications and are equally binding.

The below identified item has been provided effective August 19, 2019.

Responses and clarifications for questions and discussion items during the interviews with the prospective proposers.

If you have any additional questions, please contact me at 740-833-2240 or at emcpeek@co.delaware.oh.us. Last day for questions is September 5, 2019.

Sincerely,

A handwritten signature in blue ink, appearing to read "Erik G. McPeek".

Erik G. McPeek, PE

Deputy Director of Operations

Delaware County Regional Sewer District

Overview

Delaware County's goal is a long-term partnership with a private company to Design-Build-Finance-Operate the Delaware County (County) TRC. The County will select the "best value" proposal and begin the negotiation process to finalize the design, the operating contract, and the terms of the Design-Build-Finance-Operate contract as defined in the Request for Proposal (RFP). The County desires for the contract to provide for a facility that will serve the solid waste and recycling needs of the County at a rate similar to the current gate rate.

Proposers need to complete their proposals as outlined in the RFP, however, the county will accept and encourages proposers to itemize their proposal for items requested in the RFP to keep the gate rate similar to the current gate rate. The proposer may identify items as an option and show the financial impact on the gate rate, if selected or eliminated. The County requests each proposer to itemize the base proposal with a listing of deductions or additions for the options. Examples of potential options include but are not limited to, the educational facility, offices, any ancillary hauling operation buildings, and proposed repurpose plans for the current transfer facility.

For any item listed as an option, it is necessary to identify the location of the item on the architectural renderings. In addition, the County would like proposals to identify where potential expansions to the facility can be implemented including outlining the expansions on the architectural renderings and the potential additional capacity to be expected.

Clarification to questions from the proposer interviews

- 1) Is a Bid Bond required?

No Bid Bond is required for your proposal.

- 2) Clarification of fees.

The County has requested a gate rate net of fees. This means exclude the District DKMM fee (\$6 per ton) and the OEPA fees (\$4.75). The County fee for Operating the contract is \$3.50 per ton and that should be included.

The County fee is necessary to fund administrative expenses, fund any future capital needs, and support programs for County residents. The total funding required is a function of the volume into the facility and will vary based on actual tons processed. Thus, the final fee per ton for the County will be determined as

part of the final negotiation with the selected proposer based on their expected tons processed.

3) Road bridge and utilities.

Details related to the maintenance expense, utilities, or possible improvements to the access road and bridge are not available at this time. The road will be shared with the TRC operator and the Delaware County Engineer. Proposals should assume cost for the site development exclusive of these items. These items will be finalized as part of the final negotiation with the selected proposer.

4) Residual calculation.

The residual value calculation is needed to establish a quantitative method to establish the value of the facility at the end of each of the 4 (four) five-year terms. The County requires the proposer to provide the residual value information as outlined in the RFP as part of their proposal. If the proposer would like to provide an alternative method to establish the residual value, they may include it in their proposal. Any modifications to the final residual value calculation will be part of the negotiation process with the selected proposer.

5) Term

Contract terms for proposal are as identified in the RFP. Four (4) five-year terms for a total of 20 years. The selected proposer and the County may, at the discretion of the County, negotiate changes to the term including changing the number of years for each term and the number of terms to create a more mutually beneficial contract.

6) Recycling Indexing Calculation

The County is committed to utilizing the TRC to support residential recycling and curbside collection programs. The proposers will provide a fee structure for all recyclables as identified in the RFP. The County recognizes that the recycling markets can be volatile and is requesting that the proposer provide a fair and equitable index calculation to provide a quantitative method to share the benefits and costs of changing commodity prices to support residential recycling. Any recycling index calculations will be finalized during the negotiation process.

7) DKMM solid waste district

The County is committed to utilizing the TRC to support the recycling goals and programs of the DKMM solid waste district. This includes utilization of the facility for special collections of residential materials including, but not limited to

electronics, automotive fluids, and HHW programs administered by DKMM or the County. In addition, DKMM has education and outreach programs to educate the public on recycling and sustainability. Proposers should incorporate the utilization of the TRC to support DKMM programs.

8) Educational observation center and offices.

The County is asking for some offices and an educational enclosed observation area. The education observation should be big enough to accommodate a class of 30 students and 5 adults. The offices and education room can be a block building incorporated inside the TRC with a clear view of the tipping floor. Conduit should be arranged throughout the facility to allow for a camera system to be utilized by the offices and the education facility. The camera system and the educational/ offices can be an itemized item that can be included or excluded by negotiation.

9) Can the TRC be used on a 24-hour basis?

Yes, the TRC can load out trucks and process materials as a 24-hour operation. The County would like a brief operations plan with each proposal. Proposers can have multiple operations plans outlining seasonal or multiple shift operations. The County desires that all operation plans maintain the current public hours of the current operation at a minimum.

10) DKMM and City of Delaware Contact Information.

DKMM Solid Waste District

117 E. High Street, Suite 257

Mt. Vernon, Ohio 43050

Jenna Hicks, District Director

Telephone: (740) 393-4600

Fax: (740) 392-3298

jhicks@dkmm.org

City of Delaware - Public Works Facility

440 E. William Street

Delaware, Ohio 43015

Bill Ferrigno P.E., Director of Public Works/City Engineer

Telephone: 740-203-1810

BFerrigno@delawareohio.net

