



## AGENDA MEMORANDUM

Action Item for the City Council Meeting of December 6, 2022

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**DATE:** December 6, 2022

**TO:** Peter Zaroni, City Manager

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<p style="text-align: center;"><b><u>Professional Services Contract Amendment</u></b> <b>Solid Waste Compost Facility</b></p>
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**CAPTION:**

Motion authorizing Amendment No. 1 to an existing professional services contract awarded to Risa Weinberger & Associates, Inc., of Dallas, TX at the March 30, 2021, City Council meeting, to provide conceptual design and permitting for a new Solid Waste Compost Facility at the Cefe Valenzuela Landfill, located outside City limits, in an amount of \$61,561, for a total restated fee not to exceed \$188,069 with FY 2023 funding available from the Solid Waste Capital Fund.

**SUMMARY:**

This professional services contract amendment no. 1 provides conceptual design, process design and permitting for a new Solid Waste Compost Facility at the Cefe Valenzuela Landfill. This contract amendment represents Phase 1 of work including conceptual design and permitting to develop the new compost facility. Phase 2 will include recommendations for the design, bid, and construction of the facility.

## **BACKGROUND AND PURPOSE:**

During the March 30, 2021, City Council meeting, the council awarded a Professional Services Contract to Risa Weinberger & Associates, Inc., of Dallas, TX, to provide conceptual design and permitting for a new Solid Waste Compost Facility to be located on the 92-acre parcel located next to the current J.C. Elliot Transfer Station (J.C. Elliot). The compost facility was to be a part of the larger Solid Waste Services facility project. During the discussion on November 9, 2021, of the agenda item to approve the design and permitting of the transfer station, council members raised concerns about locating the compost facility on the 92-acres. Significant development has occurred in the London area and council members worried that noise, dust and odors from the compost facility might have a negative impact on the quality of life for citizens in the area.

Staff, with the help of a local realtor, embarked on a yearlong effort to find alternative locations for the compost facility. After extensive research, it was decided that only two locations are viable, the originally proposed location on the 92 acres and a portion of the Cefe Valenzuela Landfill (Cefe). Both sites have pros and cons that were weighed in the evaluation process. Although the Cefe location will have slightly higher operational expenses (due to longer hauling distances), staff believes Cefe to be the better location and recommends its selection. Its remote location and ease of permitting, combined with ample space for expansion tipped the scale in its favor.

Risa Weinberger & Associates, Inc., of Dallas, TX, has performed a considerable amount of the work required for new Solid Waste Compost Facility located on the 92-acres. A move to the Cefe location will require them to provide additional services not included in the original contract resulting in this Amendment No.1. The major difference is the groundwork required to submit a Permit Modification for the Cefe landfill. This was not necessary in the original contract.

Currently, Corpus Christi does not have the capacity to process organic solid waste materials that can be diverted from the landfill through composting. Typically, approximately half of municipal waste that is landfilled can be recycled as compost material if appropriately segregated. Processing select organic waste into compost will prolong the life of the City's landfill, saving rate payers money and providing a valuable soil amendment in the process. A composting program utilizing the available wastewater sludge, yard waste, food waste, ground brush, and other feedstock would divert an estimated 120,000 tons of raw mixed organic materials annually. The new facility will require a "Registration Tier" authorization by the Texas Commission for Environmental Quality (TCEQ) if located at the J.C. Elliot location or a permit modification if located at the Cefe landfill location.

To achieve the requirements mentioned, this project will be completed in two phases. The initial Phase 1 entailed conducting an analysis of the 92-acre site to determine its composting capacity after considering the land requirements necessary for the operation of the transfer station, administration building, and fleet services complex. The new Phase 1 will include development of a conceptual process and facility design for a permit modification appropriate for TCEQ authorization including the compost facility operation, stormwater permitting, authorization of an ongoing compost refund from TCEQ, and an opinion of probable costs. It is estimated to be completed in four months.

Phase 2 of the project will be presented to Council at a future date. Phase 2 will include development of detailed plans and specifications for construction, construction cost estimate, construction bid administration and construction phase services.

**PROJECT TIMELINE**

2022 - 2023	2024	2024
December - December	January - April	May - October
Preliminary Design and Permitting	Bid/Award	Construction

The projected preliminary schedule reflects City Council approval on December 2022, with conceptual design, process design, and permitting completion anticipated by December 2023. The project schedule is dependent on timely issuance of Notice to Proceed and based on estimated time periods for TCEQ review and response. Phase 2 will commence after completion of Phase 1 with design and bid/award in mid-April. Estimated construction will begin in May 2024.

**ALTERNATIVES:**

The alternative is to not approve the proposed professional services amendment; however, this change is required to relocate the facility to the Cefe location. Failure to pass this amendment will result in delays.

**FISCAL IMPACT:**

The amendment no. 1 will provide conceptual design and permitting for a new Solid Waste Compost Facility at the Cefe Valenzuela Landfill in an amount of \$61,561, for a total restated fee not to exceed \$188,069. Funding for the project is available with the adopted FY 2023 Capital Improvement Plan.

**FUNDING DETAIL:**

Fund: Solid Waste 2021 CO (Fund 3373)  
Mission Elem: Maintaining Solid Waste Facilities (031)  
Project: Solid Waste Compost Facility (Project No. 20288)  
Account: Outside Consultants (550950)  
Activity: 20288-3373-EXP  
Amount: \$61,561

**RECOMMENDATION:**

City staff recommends approval of the amendment no. 1 of the professional services contract with Risa Weinberger & Associates, Inc. in the amount of \$61,561.

**LIST OF SUPPORTING DOCUMENTS:**

Location & Vicinity Maps  
Contract  
CIP Page  
PowerPoint Presentation