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GEORGINA TRANSFER STATION UPGRADES AND OPERATING EXTENSION UPDATE

The Environmental Services Committee recommends the adoption of the recommendation contained in the following report dated April 28, 2011 from the Commissioner of Environmental Services, as amended to read as follows:

- 1. Council authorize the Commissioner of Environmental Services to execute and approve an extension of the Georgina Transfer Station operating contract with Miller Waste Systems until September 30, 2013 in accordance with the terms in the report.**

1. RECOMMENDATIONS

It is recommended that:

1. Council authorize the Commissioner of Environmental Services to execute and approve an extension of the Georgina Transfer Station operating contract with Miller Waste Systems until September 30, 2013 in accordance with the terms in the report for reasons of compatibility under the sole source provisions of the Purchasing By-Law.

2. PURPOSE

The report seeks Council authorization for the Commissioner of Environmental Services to approve an extension to the existing Georgina Transfer Station operating contract.

This report also updates Council on the status of the Georgina Transfer Station Upgrades project.

3. BACKGROUND

Evolving service demands drive the need for changes to the Georgina Transfer Station

The Georgina Transfer Station is no longer well suited to meet growing service demands. In October 2008, Regional Council authorized retention of an engineering consultant to design improvements to York Region's Georgina Transfer Station based on community environmental centre principles. The existing design configuration of the Georgina Transfer Station is based primarily on receiving waste in municipal curb-side collection

vehicles and from industrial, commercial and institutional customers using large vehicles to deliver large loads. Over the past ten years, the number of residential users, the number of loads delivered and the quantity of materials received at the Georgina Transfer Station have all increased, with increases in residential vehicle traffic being the most significant. Community Environmental Centres provide the public with a convenient point of access to solid waste management services not available through curbside pick-up and ensures that materials are dealt with in an environmentally sound manner consistent with the integrated waste management hierarchy (Reduce, Reuse, Recycle, Recover).

Final design of upgrades contingent on securing suitable property

Additional land is required to expand the existing facility to integrate Community Environmental Centre features to improve efficiency, improve throughput, and segregate residential users from the industrial, commercial and industrial users to support a safe, convenient and positive user experience.

Plans for expansion of the facility were developed based on acquiring a portion of the landfill site, owned by the Town of Georgina, located west of and adjacent to the Georgina Transfer Station (*see Attachment 1*). During review of the proposed land requirements for the project and based on discussions with the Legal Services Branch, staff identified potential environmental issues related to the former landfill site. Staff identified potential environmental risks and liability associated with ownership or occupancy by the Region of the Town's landfill site.

The Region continues to work with Town of Georgina staff to acquire suitable land and finalize the design of the Georgina Transfer Station site upgrades to a Community Environmental Centre-like facility.

4. ANALYSIS AND OPTIONS

Current Georgina Transfer Station operating contract should be extended to avoid service disruptions during construction

Currently the Georgina Transfer Station offers an assortment of waste management services similar to those intended for the Community Environmental Centre; however significant renovations are required to bring this site in line with the other Community Environmental Centres the Region is implementing. To incorporate additional operating tasks required as a result of the upgrades, significant changes to the current operating contract will be required and will be best defined upon commissioning of the new Community Environmental Centre-like facility anticipated in 2013.

To provide consistent service to the public while accommodating construction improvements at the facility, staff recommend extension of the Miller Waste Systems current operating contract. As Miller also operates the Region's Waste Management

Centre in neighbouring East Gwillimbury, certain synergies are realized by employing one contractor. The close proximity of these facilities enables Miller to deploy staff from the Waste Management Centre to the Georgina Transfer Station as needed to accommodate peak demands. On many occasions they have also deployed heavy equipment to the Georgina Transfer Station when equipment failure would otherwise have necessitated closure of the site.

Miller also employs a logistics co-ordinator who is responsible for waste shipments from both of these sites as well as the Region's material from the Earl Turcott Transfer Station in Markham. Their familiarity with site operations at the Georgina Transfer Station will also be an asset during construction when operations will undoubtedly be impacted.

Once construction is completed and the expanded facility is commissioned, a revised operating contract will be procured

Region staff recently met with staff at Miller Waste Systems to determine the level of interest in a contract extension under the terms and conditions of the current agreement, which expires on June 30, 2011. In summary, Miller Waste Systems is responsible for managing all of the waste and recyclable materials that are delivered to the Georgina Transfer Station including receiving, inspecting, stockpiling, loading and compacting waste into haulage vehicles. Haulage vehicles are provided by a separate company under contract to the Region. Site responsibilities also include keeping bin areas clean, directing customers to the proper bins, bin lifts and transport to facilities designated by the Region. Bins vary in size from 12 cubic yards to 40 cubic yards. The price of a "bin lift" is inclusive of bin rental, lifting the bin onto a flat bed truck, transportation to a designated facility and dumping of the bin.

Miller Waste Systems has agreed to a contract extension expiring on September 30, 2013. While all other terms and conditions remain unchanged, they have requested additional compensation for bin lifts, payment of mileage for supervisory staff travelling between the Region's Waste Management Centre and Georgina Transfer Station and payment of overtime for additional approved work for staff required to remain on site beyond the normal business day to accommodate customer demands, typically on weekends. It is proposed that the cost of a bin lift increase by \$7.31. Current pricing ranges from \$57.85 per lift to \$92.87 depending on the size of the bin and its ultimate destination. The cost for overtime compensation is estimated at \$5,000 annually. It is proposed that Miller supervisory staff be compensated at a rate \$0.48 per kilometre for travel between the Waste Management Center and the Georgina Transfer Station. All other terms and conditions remain unchanged. The total cost of these contract amendments are estimated at \$25,000 annually.

Construction of Georgina Community Environmental Centre delayed to resolve final design and site related issues with Town staff

Due to the existing use of the site and nature of proposed work it was initially anticipated that site plan approval and building permits would not be required. Construction of the Georgina Community Environmental Centre was originally to commence in Q4 2010, but the requirement for a building permit and negotiation between the Region and the Town of Georgina for severance of land from the landfill site required for the facility need to be finalized prior to completion of detailed design. Town staff also identified that as a condition of the building permit, approval from the Lake Simcoe Region Conservation Authority would be required, as the easterly portion of the site lies within the regulated area.

Severing the land from the Town of Georgina landfill site is intended to minimize the environmental risks associated with this property, that the Region would otherwise be exposed to if the Region were to become an owner or occupant of the Town's landfill site.

Before completion of severance process with the Town of Georgina, additional work scope may be required to investigate the environmental condition of the land required for Community Environmental Centre expansion and to implement appropriate measures to ensure these lands are suitable for use within the expanded facility. Subject to the determination of suitable land for the Community Environmental Centre expansion, construction will proceed in consultation with Town staff. It is currently estimated that construction will commence in Q3 2011.

5. FINANCIAL IMPLICATIONS

The current capital budget for the integration of Community Environmental Centre features at the Georgina Transfer Station site is approximately \$5,355,000. Sufficient funding is provided in the approved 2011 budget for this work.

The current operating contract with Miller Waste Systems expires on June 30, 2011 and has an annual value of approximately \$500,000. All costs associated with the extension of the operating contract are allotted in the approved operating budget. Actual invoices vary monthly depending upon seasonal requirements. An increase of 5 percent, which equates to \$25,000 annually, is recommended to cover the increased cost of bin lifts, approved staff overtime and mileage allowance for staff travelling between the York Region Waste Management Centre and the Georgina Transfer Station. If approved the contract extension will expire on September 30, 2013.

6. LOCAL MUNICIPAL IMPACT

Proposed improvements will provide benefits to residents and business in the Town of Georgina as well as residents in the Town of Newmarket, Town of East Gwillimbury and Town of Aurora. Although complications have delayed the proposed upgrades, the goal for the Georgina Transfer Station is associated with acquiring suitable lands to improve waste management services available and provide residents with convenient access to the Region's waste management programs through a Community Environmental Centre-like facility.

7. CONCLUSION

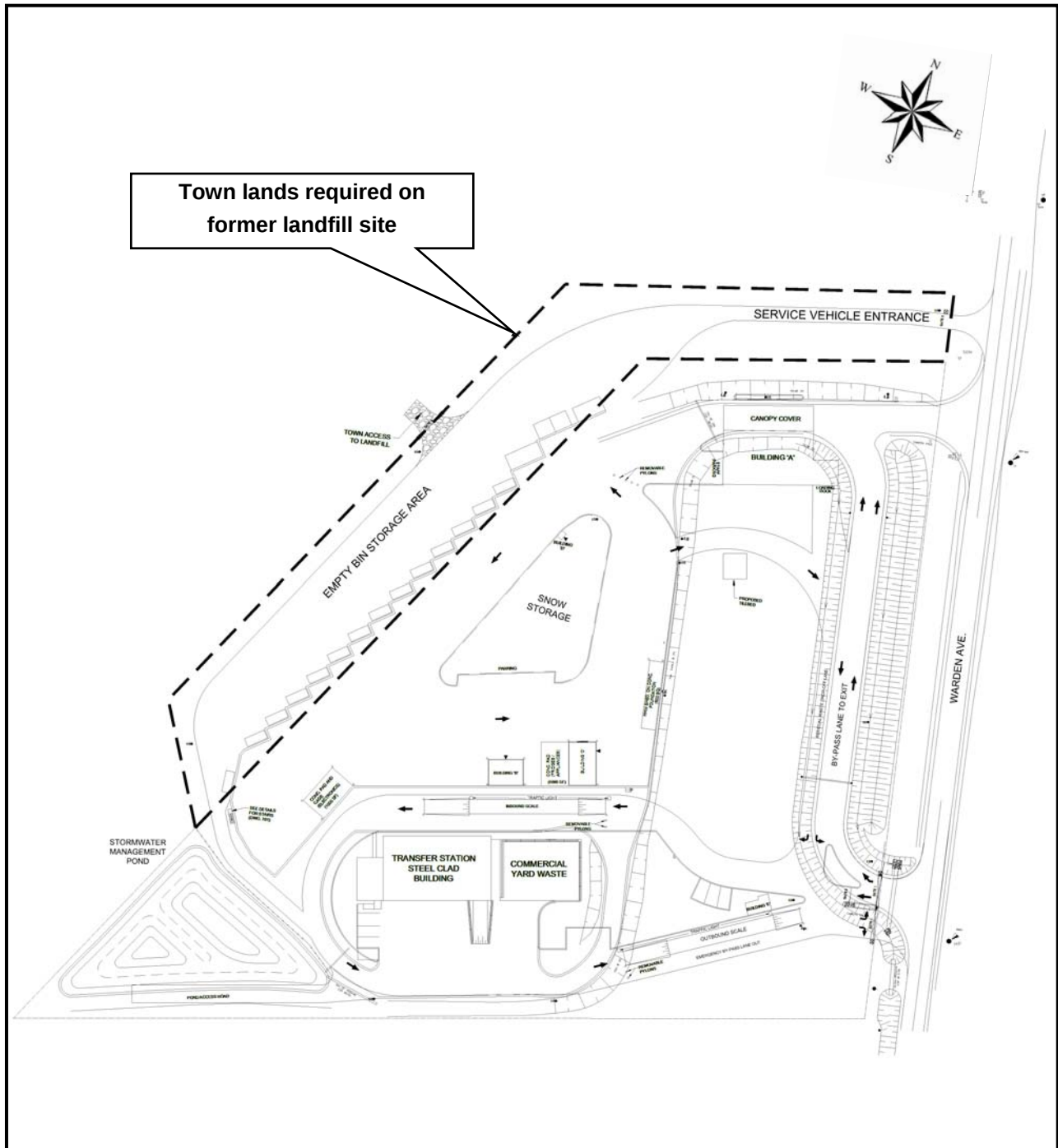
The Region is working with Town staff to expedite acquisition of suitable lands and approvals to facilitate timely construction of upgrades to the Georgina Transfer Station.

In consideration of the need to provide continuous service to the public and maintain the existing service level during the upgrades to the Georgina Transfer Station facility, extension of the Miller Waste System operating contract to September 30, 2013 is being recommended.

For more information on this report, please contact Daniel Kostopoulos, Director of Capital Planning and Delivery at (905) 830-4444 Ext. 5070.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause is attached to this report.)



**GEORGINA TRANSFER STATION UPGRADES
AND OPERATING EXTENSION UPDATE
SITE PLAN**

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NOT TO SCALE



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