

Department of Public Works

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John C. Rooney, P.E.
Commissioner of Public Works

Ronald J. Pritzlaff, P.E.
Asst. Comm. of Public Works

March 11, 2022

To: Ald. Tate, City Council President
City of Racine Committee of the Whole

From: John C. Rooney, P.E.
Commissioner of Public Works

Subject: Professional Services Agreement from Foth for engineering services to develop PS&E for construction of a Transfer Station

Ald. Tate,

On February 15, 2022, Foth submitted a final report on Racine Waste Management Options to the Department of Public Works to evaluate options for solid waste & recycling operations once Kestrel Hawk landfill closes in spring 2023. The recommended option is to use DPW refuse trucks to direct haul to a newly constructed transfer station, owned and operated by the City of Racine. Foth will develop plans, specifications and estimates (PS&E) in a timely manner for a new transfer station. Foth prepared an opinion of probable cost for construction of a transfer station based on experience and published data on transfer station sizing. The opinion of probable cost was \$2,919,000, which includes building construction, a compactor, front end loader, single scale, site work and local site review, and permitting of a building that is anticipated to be 8,000 square feet. The land required for the transfer station should be at least 2 acres in size, zoned for this type of use, with access to an arterial or collector roadway. This estimate does not include land acquisition.

During development of the bidding documents, Foth will provide site civil engineering, solid waste permitting, and expertise in solid waste management and facility design. Foth will be working with trusted architectural and structural partner, KOMA. Foth and KOMA have recently completed several similar facilities and are currently working on bidding documents for another transfer station design for another municipal client.

The project will involve six separate tasks. Staff recommends authorizing tasks 1 & 2 at this time while the City concurrently determines the location of the transfer station. Tasks 3 through 6 shall be included as an amendment and brought back for approval at such time the Common Council has approved the site of the transfer station. Ultimately, the prompt completion of all tasks to open a new transfer station requires concurrence by elected officials for the final location. The tasks in this proposal include:

Task 1: Schematic Design (estimated to be \$46,100)

During schematic design, the team will work with City staff to further develop the site and building layout and design elements that are important to the City, which may include office space, restroom facilities, number of scales, building materials, etc.

Task 2: Interim Plan (estimated to be \$9,500)

The design and construction process and timeline for a transfer station will likely exceed the length of time Kestrel Hawk will continue to receive waste. Therefore, the City will need to have an interim or "gap" plan to manage solid waste until the transfer station construction is complete. Foth will assist the City with preparation of an RFP to solicit interested parties to provide landfilling services for the collected MSW until completion of the transfer station. Foth anticipates issuing an RFP to Pheasant Run Landfill, Emerald Park Landfill, and Metro Landfill. Foth will assist the City with negotiations with the preferred landfill to ensure a seamless transition from Kestrel Hawk to the new landfill location.

Task 3: Environmental Remediation, if authorized (estimated to be \$7,500)

Foth understands that there are several City owned and non-City owned sites considered for the location of the transfer station. These sites may require some evaluation of potential need for remediation prior to construction of a transfer station. During this task, Foth anticipates performing a programmatic review of the sites to determine how remediation or additional remediation may affect project costs and schedule.

Task 4: Design Development (estimated to be \$62,500)

Design development phase of the project is the further development of the building-specific details for review by City staff at 60% and 90% of design completion, including the preparation of a more detailed cost estimate. It will also incorporate the requirements of Chapter 98 Article V of the City's municipal code for storm water review.

Task 4a: Permitting (estimated to be \$42,500)

The City is considering several City owned and non-City owned sites as potential locations for construction of the transfer station. Since the transfer station would be a new solid waste facility, it will need a WI DNR solid waste permit. Foth will develop the Plan of Operations required by the WI DNR as a part of the permitting process and will submit all necessary documents to the WI DNR. Additionally, the permitting phase will include coordinating with City Development for planning and building inspections during the construction phase.

Task 5: Construction (or Bid) Documents (estimated to be \$120,500)

Construction document development includes preparation of necessary specifications and finalizing design details to produce a project manual for bidding. The City will perform a final review of the bidding documents. The construction documents phase will include time necessary for the design team to answer design-related questions and to prepare any necessary addenda. Additionally, this task includes preparation of a Request for Bid (RFB) for the equipment needed within the transfer station (i.e. compactor, scale, etc.). DPW will use procurement methods through the annual city budget to procure the necessary loader for the site.

Task 6: Construction Administration (estimated to be \$85,000)

During construction of the transfer station, the design team anticipates providing construction administration to include; construction observation services, conducting construction meetings, construction schedule tracking, reviews and approvals of necessary submittals, processing of pay applications, providing responses to requests for information, potential change order processing, budget tracking and project closeout at project completion.

The cost of Tasks 1 & 2 in the agreement are in the Not-To-Exceed amount of \$55,600. Funding is available in Org.-Obj: 45040-57110, DPW Land Improvements. If the Common Council agrees with the staff recommendation, then the appropriate action is authorize the Mayor & City Clerk to enter into the agreement.

CC: Mayor Mason
Paul Vornholt
Ron Pritzlaff
Kathleen Fischer