

AGENDA ITEM REPORT

DATE: June 17, 2025
DEPARTMENT: Solid Waste
REQUESTER: Rebecca Rodriguez
TITLE: Approve Operating Agreement for Lee Hendry Landfill

I. MOTION REQUESTED

- A. Award Request for Proposal No. RFP240453BJB, Lee Hendry Landfill Operating Agreement to Waste Management Inc. of Florida for landfill operations services, for an initial term of ten (10) years as approved in the department's annual adopted budget.
- B. Authorize the Chair to execute the contract documents on behalf of the Board of County Commissioners.
- C. Grant the County Manager or designee the authority to renew the contract for up to one (1) additional five (5) year period, and to execute all associated documents, as approved in the department's annual adopted budgets, if doing so is in the best interest of the County.

II. ITEM SUMMARY

Authorizes a ten-year Operating Agreement with Waste Management Inc. of Florida, effective October 1, 2025, for the operation of the Lee-Hendry Landfill. The agreement includes a single, five-year renewal option. Under the terms of the agreement, Waste Management will be responsible for receiving and placing waste, maintaining and managing the landfill cover systems, controlling litter and dust, and performing site mowing. This agreement, which was competitively procured, replaces the existing contract with Waste Management Inc. of Florida, originally executed on February 2, 1994.

The new agreement includes performance-based penalties and incentives designed to preserve landfill airspace and extend the facility's operational lifespan. First-year expenditures are capped at \$8,223,613.76, equivalent to \$14.64 per ton of land-filled waste. For comparison, Fiscal Year 2024 expenditures under the current agreement totaled \$4,686,745, or \$10.77 per ton. By comparison, similar contracted operations at four other publicly-owned, privately-operated landfills across Florida average \$19.62 per ton, though service levels and contract terms vary by location.

III. BACKGROUND AND IMPLICATIONS OF ACTION

On September 27, 2024, Procurement Management issued Request for Proposal No. RFP240543BJB, Landfill Operating Agreement. On the solicitation deadline of November 14, 2024, Procurement Management received two (2) submittals.

Two evaluation meetings were held on December 4, 2024, and December 13, 2024, during which the Evaluation Committee considered criteria listed in the solicitation request, including such items as: Qualifications, Relevant Operational Experience, Technical Proposal, Financial Capability, Financial Proposal, and Local Vendor Preference. Based on the information submitted by the proposers, the Committee reached a consensus to recommend the award of a contract to Waste Management Inc. of Florida.

IV. FINANCIAL INFORMATION

Current Year Dollar Amount: \$8,223,614
Included in the Current Budget?: Yes
Fund: Solid Waste Operating Fund
Comments:

Is this a revenue or expense item? Expense
Is this Discretionary or Mandatory? Discretionary
Will this item impact future budgets? No
Program: Solid Waste

Fund Type? Solid Waste Operating

Approve

Service Agreement, Revised Item Summary Back up

Tiffany Wallace, Solid Waste
Mary Tucker, Procurement
Rebecca Rodriguez, Solid Waste
Anne Henkel, Budget Services
Angela Guttery, Budget Services
Peter Winton, County Manager
Amanda Swindle, County Attorney
Christine Brady, County Manager

Final Approval - 6/6/2025