

Organics Processing Facility (OPF) & Materials Management Facility (MMF)



Procurement Strategy

September 2016



Presented By:
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Brian Dermody, P. Eng.



Where are we in project development?

- Procurement stage of overall project



What is procurement?

- Procurement is the process for obtaining goods, services, and construction
- This stage includes the selection of vendors for design, construction, and organics processing technology for the MMF and OPF

What is project delivery method?

- It is the arrangement for designing, building, and operating which gives consideration to who will finance, own, and operate the facility

Why consult on procurement arrangements for the OPF?

- The County has committed to consulting with the public and stakeholders at various stages in project development
- Feedback on the OPF project delivery method is being sought before procurement begins

How will the two facilities be developed?

- Delivery method and timing for the MMF and OPF will be considered separately
 - MMF – a building for temporary storage and consolidation of material
 - OPF – involves specialized equipment, will be a more complex process

Project Delivery – MMF

- Design-Bid-Build (DBB) most conventional approach for transfer facilities – straightforward building design and facility operation, no technology involved
- Will retain an engineering firm to develop detailed design and specifications
- Design work will consider receiving, management of material on-site, and shipment of materials offsite
- Operation and maintenance is anticipated to be by the County following commissioning

Project Delivery – OPF

- Procurement more complex – will consider many variables such as incoming material, what is produced (such as compost or fertilizer), odour control, expansion ability and other design features
- Council direction provided to expand allowable technology options to include:
 - Aerobic Composting – decomposition of organic matter using microorganisms that require oxygen
 - Anaerobic Digestion (AD) – decomposition of organic matter by microorganisms in the absence of oxygen generating methane gas

Project Delivery – OPF

- Three-staged procurement:
 - Request for Information (RFI)
 - Request for Pre-Qualification (RFPQ)
 - Request for Proposal (RFP)
- Impacts:
 - Longer overall timeframe
 - Segmented business case:
 - Preliminary business case – early 2017
 - Final business case – early 2018

Project Delivery – OPF

- Common project delivery methods for developing organic processing facilities are consistent with other municipal infrastructure projects
- Typically leads to a Design-Build approach, where technology vendor is part of the overall team
- Several key considerations – they are not independent of one another

Project Delivery – OPF

Key Consideration	Factors and Discussion Points
Budget	<ul style="list-style-type: none">considers who will pay for the construction and operation of the facility
Schedule	<ul style="list-style-type: none">considers the number of steps and timing for facility development
Design	<ul style="list-style-type: none">considers that the County could have some input into design
Administration	<ul style="list-style-type: none">considers the level of effort required by the County to manage partners and contracts
Control	<ul style="list-style-type: none">considers that the County could maintain some control over operations
Risk	<ul style="list-style-type: none">considers the ability to provide ongoing service, environmental performance, and consistent long-term pricing
Technology	<ul style="list-style-type: none">considers that more advanced technologies may require a contractor to operate the OPF

Project Delivery Methods

Project Delivery Method	Financing	Owner	Operator
Design-Bid-Build (DBB)	County	County	County
Design-Build (DB)	County	County	County
Design-Build-Operate (DBO) <i>(recommended option)</i>	County	County	Private
Build-Own-Operate-Transfer (BOOT)	Private → County	Private → County	Private → County
Design-Build-Own-Operate (DBOO)	Private	Private	Private

Recommendation

- Design-Build-Operate (DBO) method most reasonable for County OPF
 - Consistent with County objectives in terms of ownership, funding, technology, and operations
 - Utilizing this model, the County would own the facility but contract design, construction, and operation to a single vendor
- Organics facilities that used a variation of this approach:
 - City of Guelph's Organic Waste Processing Facility
 - City of Hamilton's Central Composting Facility
 - City of Toronto's Disco Road Organics Processing Facility (AD)
 - City of Toronto's Dufferin Organics Processing Facility (AD)
 - City of Surrey's Organics Biofuels Facility Project (in construction; AD)
 - City of Calgary's Organic Waste Composting Facility
 - Region of Peel's organics facility (in development; AD)

Next Steps for OPF Procurement

- Consultation on OPF project delivery method to occur this fall, seeking feedback from neighbouring landowners and the public
- Feedback deadline – October 4, 2016
- Summary of feedback received and final recommendation to County Council for their direction prior to RFI
- RFI to be released in November



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Page 1 of 10

We Want Your Feedback

Project Delivery Method - Organics Processing Facility (OPF)

On August 23, 2016, County Council received Item CCW 16-266 which outlines options and key considerations for the procurement of the OPF. County Council will provide direction this fall on the recommendation to employ a Design-Build-Operate procurement model.

As part of this process, we are seeking input from the public.

[Next >>](#)

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Page 2 of 10

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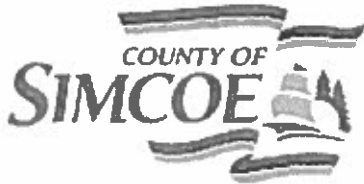
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The County has committed to consulting with the public and stakeholders at various stages in project development. Feedback on the OPF project delivery method is being sought before procurement begins.

[<< Back](#)

[Next >>](#)

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Page 3 of 10

More information on procurement of the facilities can be found:

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- information from the County's consultant on the recommendation for OPF delivery method

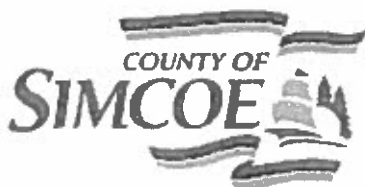
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Page 4 of 10

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Page 5 of 10

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<< Back

Next >>

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Page 6 of 10

7 Key Considerations - Factors and discussion points

For the project delivery method, please rate the level of importance for each of the seven key considerations listed below:

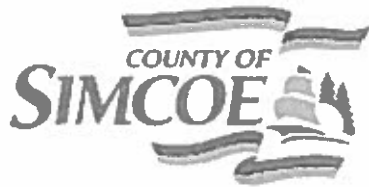
	Not Important 1	2	Neutral 3	4	Very Important 5
Budget					
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Are there other considerations related to the project delivery method that should be included?

<< Back

Next >>

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Page 7 of 10

Do you agree with the consultant's recommendation to utilize a Design-Build-Operate procurement model?

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Page 8 of 10

The following selected option should be the preferred project delivery method.

Alternate options:

- Design-Bid-Build (DBB)
- Design-Bid (DB)
- Build-Own-Operate-Transfer (BOOT)
- Design-Build-Own-Operate (DBOO)
- Other (please provide description below)

<< Back

Next >>

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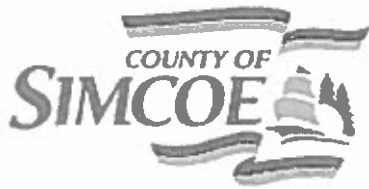
Page 9 of 9

Do you have any other comments regarding the project delivery method for the OPF?

[<< Back](#)

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Page 1 of 10

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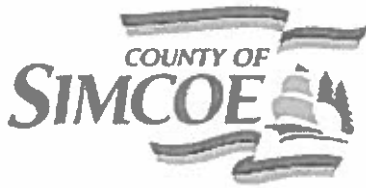
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[Next >>](#)

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Page 2 of 10

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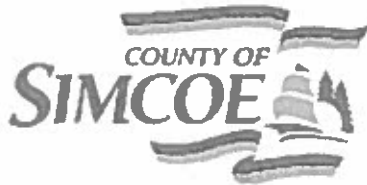
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<< Back

Next >>

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Page 3 of 10

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[<< Back](#)

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Page 4 of 10

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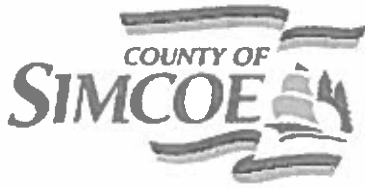
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Next >>

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Page 5 of 10

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Page 6 of 10

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<< Back

Next >>

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Page 7 of 10

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Page 8 of 9

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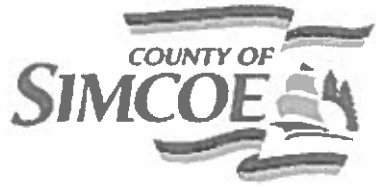
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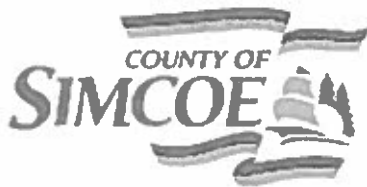
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Page 1 of 10

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Next >>

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Page 2 of 10

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<< Back

Next >>

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Page 3 of 10

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[<< Back](#)

[Next >>](#)

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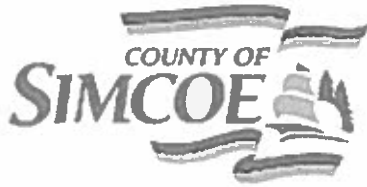


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Page 4 of 10

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