**Memo**

Date: June 17, 2024

From: Kent McCormick

To: Interested Proposers

Subject: Responses to questions

RFP for Landfill Purchase & Operation

Little Bull Creek C&D Landfill (Permit# 054-006D(C&D)

Evans County, GA

Please see the responses below to questions received for the above referenced. Reponses are shown in bold italics. Attachments are available in the link contained in the email response. Any references to “Attachments” in the answers below refer to the folder name where the requested information can be found.

Group #1 - Details and Questions:

1. Please provide a list of landfill operating equipment included in the transaction including the make, model, and year of each, and how many hours are on the motors.  ***See attached “Equipment Information”.***
2. What is the remaining airspace, if any, in Cells 1-8 in cubic yards?  ***We assume the question is directed toward discovering the remaining airspace of current constructed cells to determine how many months filling operations can continue before constructing a new cell(s). Currently cells 1-10 are constructed and operational. As of the latest topographic survey performed on October 11, 2023, we calculate the remaining airspace within Cells 1-10 footprint to be ±393,000 c.y.***
3. What is the remaining airspace in Cell 9 that was built December 2020 in cubic yards? ***We assume the question is directed toward discovering the remaining airspace of current constructed cells to determine how many months filling operations can continue before constructing a new cell(s). Currently cells 1-10 are constructed and operational. As of the latest topographic survey performed on October 11, 2023, we calculate the remaining airspace within Cells 1-10 footprint to be ±393,000 c.y.***
4. What was the date of the last airspace flyover or survey estimate? ***Field data collection for* *the latest topographic survey was performed on October 11, 2023, by Eason Land Surveying of Claxton, ga.***
5. What is the assumed compaction factor?  ***Our calculations assume a waste density between 1000 and 900 lbs/cy. Please refer to the latest remaining capacity report.***
6. As we intend to retain the current landfill employees, what is their current compensation? ***See attached “Employee Information”.***
7. What is the current estimate of soil available on site? ***The current cut fill balance for the construction of the remaining initial grades is + 147,000 c.y. net (cut +157,000 and fill +10,000 c.y.)***
8. How much excavated bulk soil or aggregate inventory will be available, if any? ***See above.***

Requested Documents:

* Active facility permits. ***Solid waste disposal & industrial stormwater permit.***
* D&O plan. ***The 5-year Permit Review D&O Plan******is attached. EPD approved February 12, 2024.***
* Plats, parcel maps, and surveys. ***See Sheet 1.0 of the 5-year Permit Review D&O Plan.***
* Inspection and monitoring reports (groundwater, methane, stormwater, etc.), including laboratory analytical results.  ***See attached “Environmental Monitoring Reports”. Stormwater inspection reports are not yet available.***
* Stormwater Pollution Prevention Plan (SWPPP) and Spill Prevention, Control, and Countermeasure (SPCC) plan, if applicable. ***See attached “Permits and Plans”.***
* Financial assurance reports.  ***Financial assurance reports for FY ending June 30, 2021, 2022 & 2023 are attached. See “Financial Assurance FY 2021-2023”.***
* Remaining capacity reports.  ***Remaining capacity reports for FY 2021, 2022, and 2023 are attached. See “Remaining Capacity Reports”.***
* Tonnage reports.  ***Total tonnage summary by month for FY 2021, 2022, 2023 are attached.***

Group #2 - Questions & Answers

1. Landfill inbound tonnage for at least 3 years- Total tons, waste type, waste source of customer and $/ton rate. ***See the attached “Tonnage and Rate Information”.***
2. Total permitted airspace. ***Total permitted airspace is 3,210,540 c.y***.
3. Remaining permitted airspace or airspace consumed. ***±2,573,000 c.y. total remaining permitted airspace as of Oct 2023.***
4. Total acres of permitted waste boundary. ***±58.93 acres (this area includes access roads, ditches, etc.) See Sheet 1.0 Boundary Information of the 5-Year Permit Review D&O Plan.***
5. Total acres developed to date. ***±17 acres (Cells 1-10).***
6. Total acres with final cover to date. ***There are no areas that have received final cover.***
7. Estimated quantity of soil to be removed to construct remaining cells. ***The current cut fill balance for the construction of the remaining initial grades is + 147,000 c.y. net (cut +157,000 c.y. and fill +10,000 c.y.).***
8. Estimated soil available from on-site borrow areas or stockpiles. ***There are no additional permitted soil borrow areas outside of the landfill boundary. However, there are portions of the landfill property west of the landfill boundary that are potential sources of significant borrow that could potentially be permitted. We do not have any soils testing information or soil characteristics at this time.***
9. Total number of groundwater and LFG monitoring points and number currently installed. - ***There are a total of 15 groundwater wells designed in the final groundwater monitoring network. Currently, 12 of the 15 groundwater wells have been installed and are monitored.***
10. Current closure and post closure cost estimates. ***See the attached 5-Year Permit D&O Plan, Sheets 11.0 and 12.0.*** ***See “Permits and Plans”.***
11. Liner design. ***The landfill does not have a liner or leachate collection system.***
12. Final cover design. ***See the Final Cover detail shown in the 5-Year Permit Review D&O Plan, Sheet 11.0 Closure Plan***. ***See “Permits and Plans”.***
13. Major capital or infrastructure items yet to be installed (roads, scales, buildings, other). ***No items at this time.***
14. Equipment list that will be part of the agreement. ***See attached “Equipment Information”.***
15. Year model of equipment and estimate fair value. ***See attached “Equipment Information”.***
16. Personnel list with job title and salary/benefits. ***See attached “ Employee Information”.***
17. Any leachate related costs. ***There are no costs associated with leachate at this time. The landfill does not have a liner leachate collection system.***
18. Environmental monitoring costs. ***Advanced Environmental provides monitoring for Evans County at an approximate cost of $15,000 annually.***
19. Information on landfill gas management system. ***There is no landfill gas management system. However, the site is subject to quarterly methane monitoring consisting of a 20 monitoring wells network upon final construction. At present, seven wells are monitored (MM-2 to MM-8). An additional 6 wells were installed in the spring of 2024 as a result in modifications to the methane monitoring plan required in the 5-year Review Permit. The new wells will be monitored during future quarterly monitoring events. To date, a total of thirteen wells have been installed and are to be monitored. Additional wells will need to be installed as additional landfill cells are constructed.***
20. Acres owned. ***138.24 acres (after dedicating 30’ right-of-way for David Tippens Road).***
21. Constructed remaining airspace. ***±393,000 c.y. (remaining airspace in currently constructed Cells 1-10 prior to expansion into future cells as of Oct 2023).***
22. Does onsite soil meet requirements for cell construction and capping. ***Unknown.***
23. Any current consent orders. ***There are no active consent*** ***orders***.
24. Any NOVs. ***There are no active NOV’s***.
25. State inspection records. ***See the attached Georgia EPD inspection reports. See “Georgia EPD Inspection Reports”.***
26. Any groundwater concerns.  ***See the appropriate files under “Environmental Monitoring Reports”. The comments provided below in response to this question are not comprehensive, exhaustive, and do not represent a guarantee or recommendation. They are provided based on a cursory review of the data over the last 6 monitoring events and for the convenience of the proposer. The proposer is responsible for reviewing the publicly available reports and making his own conclusions.***

***Semi-annual groundwater monitoring reports submitted to the Georgia EPD are attached. Review of the past 6 semi-annual monitoring events indicate sporadic metal detections in some wells for Barium, Vanadium, and Zinc. However, all detections are below the MCL. SSI was noted for some wells for barium only.***

***The following is an excerpt from the recommendation from the latest AEM semi-annual groundwater report dated March 26, 2024:***

***“****AEM believes the Barium levels are the result of naturally occurring Barium in soils in the area. Several background wells have exhibited elevated Barium levels from March 2007 (1st sample event) to the most recent event. An SSI was previously noted for Barium at GWC-7 and GWC-8, but these SSIs have been reversed due to a lack of detections.*

*Due to detections of Arsenic and Selenium in GWA-4R in the past, GWA-4R will continue to be sampled using a low-flow/low-volume sampling protocol and sampled for dissolved metals when turbidity is measured to be greater than 10 NTUs to determine the nature of these detections. AEM believes that metal detections are largely due to turbidity issues in this well.*

*AEM recommends continued semi-annual monitoring of this landfill with the next monitoring event scheduled for July of 2024. …****”.***

***Surface water testing during the 6 reporting events indicate past detections of small concentrations of arsenic, barium, zinc, and chromium. None of the detects were above the MCL or ISWQL, as appropriate.***

1. Any current or expected remedial projects.  ***There are areas along the west sides of Cells 1 and 2 and the north end of Cells 1 -9 that exceed the permitted vertical waste limits. These areas will need to be corrected before the next 5-Year Plan Permit Review. The total waste volume to be relocated is estimated to be ±15,000 c.y.***
2. Any overfill outside of the waste limits. ***There are areas along the west sides of Cells 1 and 2 and the north end of Cells 1 -9 that exceed the permitted vertical waste limits. These areas will need to be corrected before the next 5-Year Plan Permit Review. The total waste volume to be relocated is estimated to be ±15,000 c.y.***
3. Any delineated wetlands within the property.  ***Wetlands were delineated on the property during the original permitting process circa Fall 2001. Small areas were identified along the northern property boundary. It is not known if the western portion of the property was included in the original delineation. There has been no further wetlands delineation performed.***
4. Age of scale and scale house. ***The scales and scale house were installed in January 2021.***
5. Time frame for due diligence once the RFP is issued. ***RFP states that the accepted Proposer agrees to enter into good faith negotiations with Evans County to develop an agreement…”. It also states that “This proposal will remain subject to acceptance (selected for negotiations) for 120 days after the due date.***
6. Any neighbor complaints. ***None that we are aware of with the current operation.***

Group #3 - Questions & Answers

1. Any current Notice of Violations that haven’t been resolved? ***There are no active NOV’s requiring a response***. ***However, there are areas along the west sides of Cells 1 and 2 and the north end of Cells 1 -9 that exceed the permitted vertical waste limits. These areas will need to be corrected before the next 5-Year Plan Permit Review. The total waste volume to be relocated is estimated to be ±15,000 c.y.***
2. Any resident complaints? ***None that we are aware of with the current operation.***
3. What is the remaining vertical expansion and capacity? ***±2,573,000 c.y. total remaining permitted airspace as of Oct 2023.***
4. What is the current volume of tonnage monthly? ***See attached “Tonnage and Rate information”.***
5. Has the timber been cruised and is the value assigned? ***No.***
6. How do we access and review the records? ***Please contact the County Administrator to schedule a time to view records.***
7. Are additional areas approved for new cells? ***The 5-year Permit Review D&O Plan******is attached. EPD approved February 12, 2024. Cells 1-10 are currently constructed and receiving waste. Cells 11-32 are yet to be constructed.***
8. Is the county open to alternative proposals such as a 20 years’ operating agreement? ***The*** c***ommissioners are not interested in a 20 year operating agreement at this time.***
9. Does the county have adequate approvals or permissions from landowners for the widening of David Tippins road? ***The County has an approximately 32’ prescriptive easement for David Tippins Road which could be built and paved for 12’ lanes.***  ***Evans County has provided a 30’ strip of property from the road centerline to the landfill property along the landfill property only.***

Group #4 - Questions & Answers

1. Are there any restrictions on daily/yearly volume limits? ***The Board of Commissioners has not determined restrictions at this time. The proposer should state assumptions. Restrictions, if any, will be discussed during the Agreement negotiating process.***
2. Are there any restrictions on where volume may come from or how much out of county volume may be accepted? ***The Board of Commissioners has not determined restrictions at this time. The proposer should state assumptions. Restrictions, if any, will be discussed during the Agreement negotiating process.***
3. Please provide a copy of the full permit and any accompanying operating plans including:
   1. Design drawings. ***The 5-year Permit Review D&O Plan******is attached. EPD approved February 12, 2024. See attached “Permits and Plans”.***
   2. Constructed airspace. ***±890,000 c.y. (currently constructed Cells 1-10 as of Oct 2023).***
   3. Consumed airspace. ***±497,000 c.y. (currently constructed Cells 1-10 as of Oct 2023).***
   4. Remaining airspace to be constructed. ***±2,573,000 c.y. total remaining permitted airspace***

***as of Oct 2023.***

* 1. Total site acreage. ***138.24 Acres.***
  2. Permitted waste footprint acreage. ***See Sheet 9.0 Operational Plan of the 5-Year Permit Review Plan. See attached “Permits and Plans”.***
  3. Permitted waste footprint cubic yards. ***See Sheet 9.0 Operational Plan of the 5-Year Permit Review Plan. See attached “Permits and Plans”.***
  4. Soil balance if known. ***The current cut fill balance for the construction of the remaining initial grades is + 147,000 c.y. net (cut +157,000 and fill +10,000 c.y.). Additional soils will require import for final cover and operational soils. See quantities on Sheet 9.0 Operational Plan of the 5-Year Permit Review Plan.***

1. Please provide 3 years of the following reports:
   1. Ground Water Reports. ***The last 6 semi-annual groundwater monitoring reports are attached. “Environmental Monitoring Reports”.***
   2. *F*acility Inspections by GAEPD or other agencies. ***See attached “Georgia EPD Inspection Reports”.***
   3. Revenue Report and/or Income Statements. ***See attached “Income Statements”.***
2. Please provide an equipment listing to include make, model, year, hours, and condition. ***See the attached “Equipment Information”.***
3. Please provide overview of scales to include year installed and general condition. ***The scales and scale house were installed January of 2021.***
4. What system is used to track inbound volume and used to invoice customers? ***SMS Turbo track all inbound volume and bill cash customers onsite. Smartfusion (County Financial Software) is used to bill contract customers.***
5. Please provide an employee listing to include job description and salary information. ***See attached “Employee Information”.***
6. Is there an opportunity to expand the permitted capacity either by modifying the permit on the existing acreage or by acquiring adjacent parcels? ***There is potential for expansion on the existing property. The landfill is located on property consisting of 138.24 acres. (The original landfill property was 140.10 acres. However, a 30’ wide strip of property is dedicated for right-of way along David Tippins Road). See Sheet 1.0 of the 5-year Permit Review D&O Plan. The current solid waste permit is on 58.93 acres plus the 200’ buffers on 3 sides. See Sheet 1.0 of the 5-year Permit Review D&O Plan. The remaining unpermitted portions of the site would require a major modification to the permit. No investigations or studies have been conducted on this portion of the property. No other information is available at this time.***
7. The RFP lists the landfill as C&D, but the Evans County website shows that household garbage (MSW) is accepted. Could you please clarify? ***Household garbage is collected in open top roll-offs as a convenience for individual Evans County citizens only. It is not a transfer station and does not accept out-of-county waste or MSW from businesses.***

Index to Attachments:

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