



## **Santa Cruz County Notice of Request for Proposals (RFP)**

**RFP# B-05-17-CO05**

### **Sale and/or Operation of Santa Cruz County Landfill Facilities**

Issue Date: November 20, 2017  
Release Time: 9:00 A.M. (Arizona Time)

RFP Packets may be downloaded at:  
<http://www.santacruzcountyaz.gov/DocumentCenter/Home/View/8899>

or viewed at:

Gabilando-Zehentner Centennial County Service Center  
275 Rio Rico Drive  
Rio Rico, Arizona 85648

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**IMPORTANT DATES**  
(Dates may be subject to change.)

<b>ACTIVITY (All times are in Arizona time.)</b>	<b>DATE</b>
RFP Release/Advertisement	November 20, 2017
Pre-Proposal Conference (10:00 a.m.)	November 30, 2017
Pre-Proposal Site Visit (immediately after Pre-Proposal Conference)	November 30, 2017
Submittal of Written Questions	December 7, 2017
Proposal Must Be Submitted by (2:00 p.m. local AZ time) Proposals will be opened at 2:01 p.m. or after	January 9, 2018
Award Recommendation to County Board	February 7, 2018

**SOLICITATION:** Santa Cruz County (County) seeks to sell the Rio Rico Landfill (RRLF) facilities located at 1500 West Frontage Road, in Rio Rico, Arizona, the Tubac-Amado Transfer Station (TATS) located at 2566 West Frontage Road in Tubac, Arizona, and privatize the operation of the Sonoita Elgin Landfill (SELF) located at 2857 Highway 83 in Sonoita, Arizona. The County is soliciting proposals from Offerors, qualified, responsible, and willing to purchase, manage and operate these facilities and be responsible for any and all future regulatory and financial obligations associated with operation and closure of said facilities.

**MINIMUM QUALIFICATIONS:** Each proposer must have a minimum of 10 years of relevant and documented experience. That experience must include landfill operation (a mandatory minimum of 10 years of continuous, documented experience), operation of transfer stations, and operation of community level recycling (to include household hazardous waste, waste tires, and household recycling). The successful proposer should also have experience in landfill gas-to-electricity power generation and in processing organic sludge waste. If a proposer fails to meet these minimum qualifications in their proposal, the proposal shall be disqualified and will not be evaluated.

**CONTRACT TERM AND CONTRACTURAL RELATIONSHIP:** The agreement for purchase/sale of the landfills will be an outright conveyance of all interests Santa Cruz County possesses in the RRLF and TATS, and related property. These interests include but are not limited to real property, tangible and intangible property, and transferrable contract rights as negotiated with the County. The agreement will also include operation of the Sonoita-Elgin Landfill.

The successful proposer will be required to enter into a contract with the County to provide for continued disposal of solid waste, thereby allowing the County to satisfy its legal obligation to provide a site for waste disposal to its residents. The terms of that contract

will be commercially reasonable and will be negotiated in connection with the purchase/sale agreement.

**GENERAL DESCRIPTION:** This Request for Proposals seeks and invites competitive proposals from qualified developers and landfill operators to purchase and operate the RRLF, the TATS, and operate the SELF, including, but not limited to, the assumption of all future obligations associated with landfill closure and post-closure, and management of landfill gas emissions. The successful bidder should be prepared to enter into an ongoing business relationship with the County so the County can satisfy its legal obligation to provide a site for waste disposal to its citizens.

### Rio Rico Landfill (RRLF)

The Rio Rico Landfill provides the residential and commercial solid waste disposal needs of the unincorporated areas of Santa Cruz County. The RRLF occupies 60 acres of land owned by the County and is classified as a canyon-fill type solid waste facility. The RRLF began accepting Municipal Solid Waste (MSW) in 1981, but scale records have only been maintained since 1996. The landfill also accepts agricultural waste and sludge from the Nogales International Wastewater Treatment Plant. The property also houses the Recycling, Household Hazardous Waste, and Waste Tire programs run by the County.

The original design for the RRLF provided for 998,500 tons of MSW. On November 4, 2009, the Arizona Department of Environmental Quality (ADEQ) approved an application to expand the design capacity to approximately 2.8 million cubic yards, or approximately 1.9 million tons of MSW. As of June 2016, the landfill has an estimated 1,337,388 cubic yards of airspace available, leaving a life expectancy of approximately 20 years (at the current rate of usage) and an estimated closure cost of \$3,000,000.00 (in 2016 dollars).

Landfill gas monitoring probes are primarily located around the perimeter of the landfill, with one well situated in the waste mass as a mechanism to ensure that landfill gas is not migrating off the property. The system was installed circa 1998-1999. The landfill gas collection system is a system of vertical gas extraction wells. As of June 2017, there are 14 vertical extraction wells.

There is one flare station at the facility, consisting of an eight inch Candlestick flare, supported by two 500 cubic feet per minute (cfm) Hoffman Blowers. The flare station had an average flow of 375 standard cubic feet per minute (scfm) in 2017, as reported by SCS Engineers to Santa Cruz County. The methane concentration varied from approximately 4% to approximately 60% depending on the extraction well that measured the methane content.

### Sonoita-Elgin Landfill (SELF)

Since 1970, the County has operated the SELF for the disposal of construction and demolition debris (C&D) and MSW, which is deposited in large roll-off containers and then disposed of within the landfill in unlined trench-fill excavations and as area fill. The SELF

is located on approximately 40 acres of land leased from the U.S. Bureau of Land Management (BLM) at 2857 Highway 83 in Sonoita, Arizona. In 2016, it was estimated that the site has a total capacity of 588,008 cubic yards for waste capacity and a 70 year life expectancy.

Pursuant to ADEQ's Master Facility Plan approval number 12005400.01, the SELF was granted a "Small Landfill Exemption" pursuant to 40 CFR 258.1(f)(1) which makes exempts it from typical landfill design criteria, groundwater monitoring, and corrective action. However, this limits the amount of waste the facility may accept to maintain the exemption.

### Tubac-Amado Transfer Station (TATS)

The Tubac-Amado Transfer Station occupies 37.77 acres of land owned by the County at 2566 West Frontage Road, north of the Chavez Siding Interchange, which is bisected by Interstate 19. MSW is temporarily stored in roll-off boxes, as are recyclables (cardboard, mixed paper, plastics and aluminum). When these boxes are full, they are transported to the RRLF by County staff, for disposal of the MSW, as follows:

- *Trash*
  - One 30 or 40 yard roll-off container (ROC) per week
- *Cardboard*
  - One 30 or 40 yard ROC per week
- *Paper*
  - One 20 yard ROC emptied every 2 weeks
- *Plastic (bottles only)*
  - One 20 yard green trailer emptied once per week
- *Aluminum*
  - Four 50 gallon containers emptied every 2 weeks
- *Glass*
  - One 20 yard ROC emptied once every 3 weeks

**PRE-PROPOSAL CONFERENCE:** A Pre-Proposal Conference will be held at Gabilando-Zehentner Centennial County Service Center, 275 Rio Rico Drive Rio Rico, Arizona 85648 on November 30, 2017 at 10:00 a.m. (Arizona time) for the purpose of clarifying proposal requirements and answering questions of Prospective Proposer's. It is the responsibility of Prospective Proposer's to familiarize themselves with all the requirements of the solicitation and to identify any issues at the conference. **Attendance at the conference is mandatory for all Proposers. Proposals will not be accepted from anyone who fails to attend the Pre-Proposal Conference.**

Questions or deviation requests should be submitted IN WRITING no later than 3:00 p.m. (Arizona time) on November 30, 2017 to: John Hays, Landfill Manager, E-mail: [jhays@santacruzcountyaz.gov](mailto:jhays@santacruzcountyaz.gov), Gabilando-Zehentner Centennial County Service Center, 275 Rio Rico Drive, Rio Rico, Arizona 85648.

**Verbal Requests for clarifications or interpretations will not be accepted.** The County may not address questions or deviation requests received after this deadline. Responses to questions or deviation requests may be answered by the County via e-mail or addenda to its solicitation.

**SITE TOUR:** The Pre-Proposal Conference will be followed by a site visit at the three landfill sites.

**PROPOSAL FORMAT:** Proposals must conform to the following formatting requirements:

- Letter size (i.e., 8.5 x 11 inches) paper
- 10 double-sided or 20 single-sided pages (excluding attachments and enclosures)
- Calibri font (12 point)
- One inch top and bottom margins
- One-Half inch right and left margins.

Additionally, the proposal must be tabbed as follows:

- Tab 1
  - Proposer's Qualifications
- Tab 2
  - Proposed structures of Purchase/sale's agreement
- Tab 3
  - Timeline of agreement
- Tab 4
  - Attachments & Enclosures

Proposals that do not meet the foregoing requirements or are submitted to the wrong location shall be disqualified.

**DELIVERY OR PROPOSAL:** At least one signed original proposal, together with six copies and one electronic copy (in PDF format on a CD or thumb drive) of the proposal, shall be submitted in a sealed package (marked clearly with the Proposer's name) no later than 2:00 p.m. (Arizona time) on January 9, 2018 to:

**Clerk of the Santa Cruz County Board of Supervisors  
Santa Cruz County Complex  
2150 North Congress Drive, Room 119  
Nogales, Arizona 85621**

**Late Proposals will not be opened or accepted.**

**Proposals will be opened immediately after 2:00 p.m. (Arizona time) on January 9, 2018 at the following location:**

**Santa Cruz County Complex  
2150 North Congress Drive  
Room 120  
Nogales, Arizona 85621**

**SCOPE:** Proposers are expected to assume all costs associated with this project such as:

- Landfill operating expenses
- Applicable taxes and administrative fees
- Bonds
- Insurance
- Staffing
- Payroll
- Maintenance
- Regulatory Compliance
- Landfill Closure and Post-Closure Costs
- Post-Closure Facilities for Landfill Service.

Santa Cruz County is proposing to divest itself of its landfill operations in their entirety and therefore will not be responsible for any costs associated with landfill operations, other than any costs or fees that may be negotiated between the County and the successful proposer. The proposal must acknowledge that the new landfill owner/operator will be required to assume any costs required to comply with all environmental regulations as well as all costs associated with the eventual closure of the landfill and associated post closure activities.

The proposal must identify all aspects of the proposed purchase/sale of RRLF and TATS and the privatization of SELF including but not limited to:

- Proposed structure of purchase/sale agreement, addressing the values of the Rio Rico Landfill and Tubac-Amado Transfer Station.
- Proposed structure of operation agreement/lease for the Sonoita Elgin Landfill
- Continuation of Recycling, Household Hazardous Waste, and Waste Tire Programs.
- Future obligations of both parties, including but not limited to:
  - An Assurity or Performance Bond by the Purchaser for the cost of closure and post-closure (plus appropriate interest and/or inflation) in the event the Purchaser is unable to meet the closure and post-closure requirements. Minimum of \$7,000,000.00, or expected closure/post closure costs of both landfills, whichever is larger.
  - Two year notification to Santa Cruz County prior to start of closure procedures.

- Location, Design, Permitting, and Construction of a Transfer Station for waste collection after closure of the Rio Rico Landfill, a minimum of seven years prior to closure (or 30% remaining landfill capacity), permitting is to be done two years prior to closure (or 20% remaining landfill capacity), and construction is to be completed six months before closure (or 10% remaining landfill capacity) of the Rio Rico Landfill.
  - New Transfer Station to be constructed at a location approved by Santa Cruz County.
  - New Transfer Station to be constructed either at the existing Rio Rico Landfill or on lands previously undeveloped, unfilled, and suitable for the process of handling and transferring MSW
  - Specific timing of design, permitting, and construction of the transfer station can be revisited starting a minimum of nine years prior to closure (or 35 percent remaining landfill life), to better determine timing based on usage and airspace consumption at that time. At least one meeting a year to revisit this between the County and the Purchaser is to happen every year when there are an estimated nine years left to closure (or 35 percent remaining landfill life).
- Proposed future contractual relationship between Proposer and County for continued disposal of waste.

The agreement for purchase/sale of the landfill will be an outright conveyance of all interests Santa Cruz County possesses in the landfill and related property. This includes but is not limited to real property, tangible and intangible property, heavy equipment utilized at the landfill, transferrable contract rights, *et cetera*.

The successful proposer will propose to provide for continued disposal of solid waste, thereby allowing the County to satisfy its legal obligation to provide a site for waste disposal to its residents. The terms of the proposal will be commercially reasonable and will be negotiated in connection with the purchase/sale agreement. Proposals must include the following terms:

1. Purchase of the Rio Rico Landfill, and its operation for a minimum of 20 years (as a landfill and/or transfer station).
2. Purchase of the Tubac-Amado Transfer Station and its operation for a minimum of 20 years.
3. Private Operation of the Sonoita-Elgin Landfill for a minimum of 20 years, or until its closure, whichever occurs sooner.
4. A bond, payable to Santa Cruz County, renewed annually, to cover closure costs at both landfills in the event the Purchaser, for whatever reason, is unable to meet the closure responsibilities. The bond shall be in an amount of no less than \$7,000,000.00, or the expected closure and post-closure costs of both landfills, whichever amount is larger. The bond shall be maintained for the life of the landfills.
5. A bond, payable to Santa Cruz County, renewed annually, to cover cost of construction of a transfer station in the event the Purchaser, for whatever reason,



is unable to meet the transfer station construction responsibilities. The bond shall be in an amount of no less than \$2,000,000.00 and shall be maintained for the life of the landfills or until a transfer station is built.

6. Purchaser will provide the County with a minimum of three years written notice of the pending closure of any Landfill Facility.
7. Purchaser will design and build a Transfer Station for the County, either at the Rio Rico Landfill or other location, with the approval of the County, to provide waste disposal services after the closure of the Rio Rico Landfill. Design is to start a minimum of seven years prior to closure (or 30% remaining landfill capacity): Permitting is to be done two years prior to closure (or 20% remaining landfill capacity), and Construction is to be completed six (6) months prior to closure (or 10% remaining landfill capacity) of the Rio Rico Landfill.
  - a. New Transfer Station to be constructed at a location approved by Santa Cruz County
  - b. New Transfer Station to be constructed either at the existing Rio Rico Landfill or on lands previously undeveloped, unfilled, and suitable for the process of handling and transferring MSW.
  - c. Specific timing of design, permitting, and construction of the transfer station can be revisited starting a minimum of nine (9) years prior to closure (or 35 percent remaining landfill life), to better determine timing based on usage and airspace consumption at that time. At least one (1) meeting a year to revisit this between the County and the Purchaser is to happen every year when there are an estimated nine years left to closure (or 35 percent remaining landfill life)
  - d. New Transfer Station to be operated by the purchaser or reverted back to Santa Cruz County.
8. Purchaser will assume all permitting, reporting, and compliance activities for the Rio Rico Landfill and Sonoita Elgin Landfill.
9. Purchaser will assume and run the Recycling, Household Hazardous Waste, and Waste Tire Programs from Santa Cruz County and will continue to provide those services for as long as the landfills remain operational.
10. Purchaser will maintain the current schedule of tipping fees for a minimum of two years. After that, tipping fees shall not increase by more than the Federal CPI issued by the Bureau of Labor Statistics, plus one percent.
11. Purchaser will provide proper notification and comment period for the public for any and all fee changes. This shall include a public hearing with at least fifteen days of published notice, thirty days before the fee is to be changed.
12. Purchaser will only accept all permissible wastes, as defined by the landfill permit, to the landfill originating from within Santa Cruz County.
13. Maintenance and continuation of agreement between the County and Mr. Andrew Jackson (previous property owner) wherein Mr. Jackson receives free disposal at RRLF, SELF, and/or TATS of all waste these entities can legally receive (up to a 10,000 ton total limit) in exchange for Mr. Jackson's granting of title to the County. The County has maintained a record of Mr. Jackson's disposal to date. However, the winning proposer of the RFP shall keep track of Mr. Jackson's disposals from the date it enters into a contract with the County.

**Evaluation:** Santa Cruz County will task a committee, to include a representative of the Town of Patagonia and two members of the Santa Cruz County Public Works Department to review and score the proposals, based on the following criteria:

1. **Qualification** – Qualification of proposers will count in the rankings and will be scored as follows:
  - a. Up to 10 points for experience operating, maintaining, and running a landfill (5 points for minimum years of experience plus one point for every two years of experience above 10 years). NOTE: If Applicant does not have a minimum of ten years of experience, the proposal will automatically be disqualified.
  - b. Up to 5 points for experience with landfill energy projects (1 point for every two years of experience up to ten years).
  - c. Up to 5 points for experience with community recycling programs (1 point for every two years of experience up to ten years).
  - d. Up to 5 points for experience in designing, permitting, and constructing transfer station (1 point for every two years of experience up to ten years).
2. **Proposal Values** – Up to 140 points based on the proposed value of the landfill facilities, distributed and ranked as follows:
  - a. Air Space Value: Up to 100 points (Points distributed by ranking of proposals, highest =100, minimum is 10, rest between 100 and 10, scaled based on value ranking)
  - b. Equipment, Scale, and Buildings Value: Up to 5 points (Points distributed by ranking of proposals, highest =5, minimum is 1, rest scaled between 5 and 1 based on value ranking)
  - c. Tubac-Amado Transfer Station Operation Value: Up to 5 points (Points distributed by ranking of proposals, highest =5, minimum is 1, rest scaled between 5 and 1 based on value ranking)
  - d. Sonoita Elgin Landfill Operation Value: Up to 20 points (Points distributed by ranking of proposals, highest =20, minimum is 1, rest scaled between 20 and 1 based on value ranking)
  - e. Waste Tire Program Value: Up to 5 points (Points distributed by ranking of proposals, highest =5, minimum is 1, rest scaled between 5 and 1 based on value ranking)
  - f. Recycling Program Value: Up to 5 points (Points distributed by ranking of proposals, highest =5, minimum is 1, rest scaled between 5 and 1 based on value ranking)
3. **Proposal Terms** – Up to 26 points for meeting each of the twelve listed terms for the proposals (2 points each if addressed in a satisfactory manner, 1 point if addressed but not enough detail, 0 points if not addressed).
4. Up to 9 points for the percentage of Tipping Fees to be paid to Santa Cruz County (Points distributed by ranking of proposals, highest =9, minimum is 1 point for one percent, rest of those offering a percentage will be scaled between 9 and 1 depending on ranking of percentage).

Selected Proposal will have the highest score averaged from the scores of the five reviewers, with 200 points being the maximum possible individual score. A sample bid sheet is attached as Exhibit A.

A sample evaluation sheet is attached as Exhibit B.

**AWARD:** Award Recommendations will be posted at the Office of the Santa Cruz County Board of Supervisors, located at 2150 North Congress Drive, Room 119, Nogales, Arizona, 85621, and on the Santa Cruz County Website at [www.santacruzcountyz.gov](http://www.santacruzcountyz.gov). A file will be available for all proposers and the public for review, consisting of this RFP, all accepted proposals, scoring document, memorandum to the Board of Supervisors, advertising documents, and Conference attendance sheets. County Staff will present the recommendations to the Board of Supervisors at a regularly held BOS Meeting within 45 days of the opening of the proposals. The Board will take action to accept or reject the recommended proposal at that time, and to direct Staff to negotiate the final business terms with the successful Proposer, substantially conforming to the chosen proposal. The resulting contract will then be taken to the Board for final approval and execution.

**Right to Disqualify:** The County reserves the right to disqualify any Proposer who fails to provide information or data requested herein or who provides materially inaccurate or misleading information or data. The County reserves the right to disqualify any Proposer on the basis of any real or apparent conflict of interest that is disclosed by the proposals submitted or any other data available to the County.

**County's Reservation of Rights:** In connection with the issuance of this RFP, the County reserves and may, in its sole discretion, exercise any one or more of the following rights and options that Proposers hereby agree to by submitting a Proposal to the RFP:

1. To reject any and all Proposals and to reissue this RFP at any time.
2. To issue a new RFP with terms and conditions substantially different from those set forth in this or a previous RFP.
3. To issue a new RFP with terms and conditions that are the same or similar as those set forth in this or a previous RFP in order to obtain additional Proposals or for any other reason the County determines to be in the best interest of the County.
4. To extend this RFP in order to allow for time to obtain additional Proposals prior to the RFP's Proposal deadline, or for any other reason the County determines to be in the best interest of the County.
5. To supplement, amend, substitute or otherwise modify or amend this RFP at any time.
6. To cancel this RFP at any time.
7. To waive any defect or deficiency in any proposal.
8. To enter into negotiations with any one or more Proposers regarding the terms of their proposals.
9. To enter into simultaneous, competitive negotiations with multiple Proposers.

**Preparation Costs:** Under no circumstances will the County be responsible for any costs incurred by anyone in: 1) responding to this RFP; 2) in any subsequent follow up to the proposal; or 3) in any subsequent negotiations of a contract.

**Proposer Certification:** By submitting a proposal, each Proposer certifies it has not paid or agreed to pay any fee or commission, or any other item of value contingent on the award of a contract to any employee, official or current contracting consultant of the County. Any Proposer unable to comply with any required certifications may be disqualified.

In compliance with A.R.S. §§ 1-501 and 1-502, the County shall require any successful Proposer that submits its proposal as a sole proprietorship or as an individual to complete the Affidavit of Lawful Presence prior to the award of any contract resulting from this process.

**Covenant Against Contingent Fees Paid to Proposer:** By submitting a proposal, the Proposer and each member of the development team certifies that they have not employed nor retained any person or company, other than a member of the development team or a bona fide employee working solely for the Proposer or any member of the development team, to solicit or secure the contract described in this RFP, and that no agreement has been made to pay the Proposer or any member of its development team any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or execution of such contract.

**Gratuities:** Proposers shall not offer any gratuities, favors, or anything of monetary value to any official or employee of the County or its selection committee for the purposes of influencing this selection. Any attempt to influence the selection process by any means, other than disclosure of qualifications and credentials through the proper channels, shall be grounds for exclusion from the selection process.

**Applicable Law:** Any and all disputes arising under this RFP and any resulting contract shall be governed according to the laws of the State of Arizona, and the Proposer shall agree that the venue for any such action brought to enforce provisions of the contract shall be in the State of Arizona.

**Compliance with Laws:** Proposers agree to fully observe and comply with all applicable Federal, State and local laws, regulations, standards, codes and ordinances.

**Terms and Conditions:** By issuing this RFP, the County shall not create any contractual rights or obligations by and between the County and any person or entity responding hereto.

**Long Term Care, Maintenance, and Liability:** Any Respondent seeking to purchase the Rio Rico Landfill Site and Tubac-Amado Transfer Station Site, and operate the Sonoita-Elgin Landfill Site must assume all long-term care, maintenance and liability for the sites for the past, present, and future.

**Exhibit A  
Bid Sheet**

<b>Item</b>	<b>Quantity</b>	<b>Units</b>	<b>Unit Value</b>	<b>Total</b>
Air Space	Est. 1,280,000	Yds <sup>3</sup>		
Equipment/Scale/Buildings	1	Force		
Percent of Tipping Fee	1	%		
TATS Property and Operation	1	Force		
SELF Operation	1	Force		
Waste Tire Program		Tons		
Recycling Program		Tons		
<b>Total</b>				

**Acknowledgements:**

<b>Item</b>	<b>Initials</b>
Rio Rico Landfill to be operated as a landfill and/or transfer station for a minimum of 20 years.	
Tubac-Amado Transfer Station to be operated for a minimum of 20 years.	
Sonoita-Elgin Landfill to be operated a minimum of 20 years or until closure	
Provide a bond, payable to Santa Cruz County, renewed annually, to cover cost of closure at both landfills in the event the Purchaser, for whatever reason, is unable to meet the closure responsibilities. Estimated minimum of \$7,000,000.00, or expected closure/post closure costs of both landfills, whichever is larger, to be maintained for the life of the landfills	
Provide a bond, payable to Santa Cruz County, renewed annually, to cover cost of construction of a transfer station in the event the Purchaser, for whatever reason, is unable to meet the construction of transfer station responsibilities. Estimated minimum of \$2,000,000.00, or expected closure/post closure costs of both landfills, whichever is larger, to be maintained for the life of the landfills	
Provide a minimum of three years written notice prior to closure of the RRLF.	
Design and build a Transfer Station for Santa Cruz County, either at the RRLF or other location, with the approval of Santa Cruz County, to provide waste disposal services after the closure of the RRLF. Design is to start a minimum of seven years prior to closure (or 30% remaining landfill capacity), permitting is to be done two years prior to closure (or 20% remaining landfill capacity), and construction is to be completed six	

Item	Initials
months prior to closure (or 10% remaining landfill capacity) of the Rio Rico Landfill, per terms listed in RFP	
Assume all permitting, reporting, and compliance activities for the RRLF and SELF	
Assume and run the Recycling, Household Hazardous Waste, and Waste Tire Programs from Santa Cruz County, and will continue to provide those services for as long as the landfills remain operational	
Maintain the effective schedule, at the time of contract enactment, of tipping fees for a minimum of two years. After that, tipping fees shall not increase more than the Federal CPI issued by the Bureau of Labor Statistics, plus one percent.	
Provide proper notification and comment period for the public for any and all fee changes, to include a public hearing with fifteen days of published notice, 30 days before the fee is to be changed	
Accept only all permissible wastes to the landfill originating from Santa Cruz County.	
Maintenance and continuation of agreement between Santa Cruz County and Mr. Andrew Jackson (previous property owner) for free disposal (10,000 ton limit) in lieu of fee for the property	

**Exhibit B  
Evaluation Sheet**

	<b>Criteria</b>	<b>Possible Points</b>	<b>Points Awarded</b>
1.	Qualification of Proposers		
	a. Experience operating a landfill.	10	
	b. Experience with landfill energy projects.	5	
	c. Experience with community recycling programs.	5	
	d. Experience in designing, permitting, and constructing a transfer station.	5	
2.	Proposal Values		
	a. Airspace value	100	
	b. Equipment, scale and buildings value.	5	
	c. Tubac-Amado Transfer Station Operation.	5	
	d. Sonoita Elgin Landfill Operations	20	
	e. Waste Tire Program	5	
	f. Recycling Program	5	
3.	Proposal Terms	26	
4.	Tipping Fees To Santa Cruz County	9	
	Totals	200	
	Comments		