



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: July 20, 2006
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Meeting Date: October 5, 2006

TO: Standing Committee on City Services and Budgets
FROM: General Manager of Engineering Services
SUBJECT: Improvements to the City Recycling Receiving Yard

RECOMMENDATION

- A. THAT Council authorize the General Manager of Engineering Services to initiate improvements to the City's recycling receiving yard at 1198 East Kent Avenue South at a one time cost of approximately \$850,000, financing to be provided from the Capital Financing Fund (Solid Waste Capital Reserve) on terms acceptable to the Director of Finance with repayment to be funded from residential recycling fees.
- B. THAT the General Manager of Engineering Services seek proposals for the detailed design, supply and construction of a fabric cover structure at the City's recycling receiving yard.

COUNCIL POLICY

On July 20, 1999, Council approved the development of a recycling receiving yard on City owned land at 900 - 1100 East Kent Avenue for Blue Box and Apartment recyclables.

All expenditures from the Capital Financing Fund require Council approval.

PURPOSE

The purpose of this report is to obtain Council approval and funding for upgrades to the City owned recycling receiving yard at 1198 East Kent Avenue South.

BACKGROUND

The City currently collects approximately 32,000 tonnes of recyclables each year from the Blue Box and Apartment Recycling programs. All of the recyclable materials collected are received by the City's Processing and Marketing (P&M) contractor, at the City owned receiving and transfer yard at 1198 East Kent Avenue South. Every two to five years, the P&M contract is re-tendered to ensure the City continues to receive best value for the recyclables. Since the City began the blue box collection program in the early 1990s, a transfer receiving yard for these materials has operated as an "open air" site by various contractors.

The current recycling receiving yard began operating at 1198 East Kent Avenue South in July 2002 under the ownership of the City, with the contractor responsible for operations and site cleanliness. With recent high wind episodes in Vancouver, wind blown litter (recyclables) has become an issue at the facility and for the neighbouring properties.

The Solid Waste Utility (SWU) is self-financing. All operating and debt servicing costs are funded through fees charged to users of the Utility. The Solid Waste Capital Reserve (SWCR) is used to stabilize the annual user fees. The SWCR was created to cover costs and liabilities associated with the eventual closure of the Vancouver Landfill.

DISCUSSION

The recyclable material receiving and transfer yard is an open air site consisting of a vehicle weigh scale, three bunkers for depositing recyclables and a loading ramp for transferring the recyclables. Wind blown material has become an issue at the facility and particularly for the neighbouring properties.

Wind blown litter originates from wind erosion of the recyclable stockpiles and from the action of the front end loader dumping recyclables into transfer trucks. The current P&M contractor has erected canopies over two of the material bunkers and erected netting to catch wind blown litter. However, during high wind events, paper can still escape the facility and be deposited onto neighbouring properties.

The proposed improvements to the recycling receiving yard include the construction of a structure consisting of steel trusses and an industrial grade fabric cover that encloses all three bunkers and the loading area. This enclosure would provide complete containment of the recycling material transfer operations on the site.

It is advantageous to enclose these operations because it will:

- protect the recyclables from wind
- provide a dry working environment (keeping the recyclables dry increases their market value)
- improve the aesthetics of the site
- increase site security (theft of recyclables is an issue).

The benefit of using an industrial fabric cover structure over a traditional steel clad warehouse is that it:

- can be procured and constructed in a contracted timeframe
- is less expensive (by approximately \$1 million)
- is portable which enables convenient relocation or future expansion as required.

To further improve site aesthetics, privacy slats will be added to existing perimeter fences.

On July 8, 2004, Council adopted a minimum requirement of LEED Gold for all new civic buildings greater than 500 square meters funded out of future Capital Plans, unless otherwise determined by Council. Based on staff's examination of the criteria for LEED certification, the proposed project does not fit within the LEED credit system. The proposed fabric enclosure will serve as a basic clear-span cover to protect the operations from wind and weather. It is basically a large industrial tent that will not be heated, will not require insulation, will not include office space, and will not utilize potable water. The recycling yard has already been sited and developed, and includes an office trailer that will continue to be utilized by site staff. The proposed fabric cover would be added to a portion of the existing site where the stockpiles of recyclable materials are stored and loaded. The type of structure proposed is not permanent; as previously mentioned it is portable/reusable and expandable. It could be relocated to another location in the future if necessary, or could be expanded to accommodate additional recyclable materials.

Despite the fact that the proposed structure falls outside the City's LEED certification program for civic buildings, the design team will incorporate as many green building strategies as possible for the project. This includes investigating opportunities for using a translucent fabric cover to provide natural lighting, for incorporating recycled content materials in the structure, and for implementing a construction waste management plan to redirect reusable materials to appropriate sites.

It is proposed that Engineering Services issue a Request for Proposal (RFP) to invite proponents to submit a work package that includes design, supply and construction of the steel frame fabric skin structure and all related site preparation and servicing.

FINANCIAL IMPLICATIONS

The estimated \$850,000 capital cost for improvements to the recycling receiving yard at 1198 East Kent Avenue South will be funded as a loan from the Capital Financing Fund on terms acceptable to the Director of Finance. The estimated capital cost is composed of:

\$550,000	fabric skin structure enclosing bunkers and loading area
\$200,000	site preparation and installation
<u>\$100,000</u>	relocate operation during construction
\$850,000	TOTAL

Repayment of the \$850,000 capital cost over 10 years would result in additional costs to the Solid Waste Utility of approximately \$110,000 annually, equivalent to \$0.50 per customer per year.

The addition of on-site infrastructure will improve the value of the site. It is anticipated there will be reduced P&M contractor costs (risk of wind blown litter minimized for contractors) and increased revenue from recyclables (protection from rain improves quality of recyclables). The anticipated increase in revenues would partially offset the annual capital cost repayments, reducing the additional annual cost below \$0.50 per customer per year.

CONCLUSION

To shield the recyclable materials from wind and rain at the City's recycling receiving yard, it is recommended that Engineering Services proceed with installation of a steel truss and fabric cover type enclosure. The estimated capital cost of \$850,000 to be funded as a loan from the Capital Financing Fund. The capital cost would be offset, to some extent, by a decrease in P&M costs.

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