

**Submitted By:** Solid Waste Department  
Suki Janssen  
Phone: (706) 613-3501 Alt. Phone:  
Email: Suki.Janssen@accgov.com

**Project Classification:** Environmental Protection  
**Project Focus:** Quality of Life  
**Project Type:** Facility Renovation or Expansion (non-Leisure Services)

**Previously Submitted and Rejected:** No  
**Continuation Project:** No

**Project Total Cost: \$ 1,104,000**

**Total Operating Cost: \$ (2,000)**

---

**Project Description:** The current Athens-Clarke County Recovered Material Processing Facility (RMPF) for Athens-Clarke County at 699 Hancock Industrial Way. The facility is nearly 25 years old, 22,000 square feet on just over 5 acres and owned by Athens-Clarke County. This project is contingent on the successful completion of proposed Project #49, New Recovered Material Processing Facility (RMPF), as this project is a renovation to the building currently housing the RMPF. ~~If project 49 is not approved, then this project will need to be expanded to include the construction of a new building and possibly land acquisition, as well as higher operating expenses. If project 49 is not approved, this project will not move forward.~~

This project would allow Solid Waste Department to move support infrastructure for several existing, successful programs to the existing RMPF building adjacent to the SW Administration building on Hancock Industrial Way, and launch new programming aimed at achieving the Department's solid waste reduction goals. A separate SW SPLOST 2020 application (49 - New Recovered Material Processing Facility) would construct a new recycling processing facility at the current landfill. SPLOST funding for this project will go toward renovating the building, currently housing the Recovered Materials Processing Facility at 699 Hancock Industrial Way, and providing the equipment needed for the new purposes.

Support for existing programs is currently quartered at 1005 College Avenue, an 11,000-square foot facility. This property is likely to be sold for private development; moving operations would alleviate uncertainty surrounding this site. Programming currently supported at this location includes:

- A. Center for Hard to Recycle Materials (CHaRM)
- B. Teacher Reuse Store
- C. Special event collection (Bulky Waste, tire amnesty collection, Chipper Christmas tree collection)
- D. Keep Athens-Clarke County Beautiful Toolshed

In addition to these programs relocating, staff will launch a Creative Reuse Space, seeking to connect

people with seemingly unwanted scrap. A creative reuse program establishes a formal system for strengthening community interaction and creativity, promoting environmental and economic sustainability, and reducing waste to the landfill by breathing new life into items otherwise destined for the landfill.

Staff has identified large amounts of discarded material capable of continued function with minimal cost or effort. Athens needs a location where this material can be directed, sorted, processed (dismantled and aggregated or repaired) and sold or donated.

The space at the existing RMPF fits this need. Approximately half of this space would be devoted to CHaRM and Teacher Reuse Store activity. The balance would house KACCB's Toolshed and the new Creative Reuse Space.

The concept of creative reuse as part of an integrated approach to waste reduction is not new, or unique to Athens. However, Athens is well suited for such a program, for two major reasons:

- 1) Athens has a transient population, largely due to the University of Georgia (approx. 35,000 students), and
- 2) Athens is a progressive community and innovative waste reduction programs have historically been popular.

**Project Mission Statement/Goals & Objectives:** ACC Recycling Mission Statement:

Our mission is to educate the public about the importance of waste reduction to the Athens-Clarke County community and implement a comprehensive, waste reduction plan that will reduce landfill disposal of solid waste as follows:

- 40% by 2015
- 60% by 2018
- 75% by 2020

**Project Justification:**

**Goals of the Creative Reuse Space and Facility Relocation:**

- To safely and efficiently collect residential and commercial materials for repair and reuse through donation or sale;
- To promote the concept of waste reduction through reuse partnerships;
- Partner with area agencies to engage traditionally marginalized people and provide skills and workforce development;
- To reduce the amount of waste entering our local landfill thereby increasing the life of the landfill; and

- To improve the general cleanliness of the Athens-Clarke County community by removing bulky items that are frequently dumped illegally.

**Projected Useful Life of Project:** Indefinite - the programs are designed to achieve and maintain ACC's waste reduction goals. The renovated building would most likely have another 20-30 year life depending on the extent of the renovations funded.

**To meet the Project Goals & Objectives, when should this project be completed?** Staff expects to lose the current ACC-owned property at 1005 College Avenue to private development at an unknown date. (Note: There are no immediate buyers for this site.) Solid Waste would hope to be moved into the 699 Hancock Industrial Way property prior to losing the College Avenue site; otherwise, a reasonable timeframe is 2022.

**The Leadership in Energy and Environmental Design (LEED) Green Building System compliance:** This project will use the existing ACC Recovered Materials Processing Facility at 699 Hancock Industrial Way.

**How will this project help meet the Public Safety, Basic Facilities/Infrastructure, and/or Quality of Life needs in Athens-Clarke County?** Engagement, agency, and empowerment will emerge as components of our Creative Reuse culture, established through ongoing dedication of individuals who may have traditionally felt marginalized or disenfranchised by society, but have found a place and a meaningful role in the breadth and complexities of tasks made available through the activity and industry of reuse. This space and accumulation of resources could be a life changer for many underserved and underemployed individuals and families in our area.

Staff proposes directing usable scrap material to the space. Similar to the successful Teacher Reuse Store in operation since 2005, the Creative Reuse Space would allow individuals and groups to repair, salvage and create.

Separate working spaces could be used to store mechanical equipment (landscaping equipment, power tools, machinery) in need of repair or refurbishment; clothing and fashion accessories in need of repair and small tools, fasteners in need of sorting and cleaning; or furniture in need of repair.

Recycling Division and Landfill staff routinely discover large amounts of the types of material described above. These can be from residential clean-outs, failed businesses, or simply the material generated by moves or periodic 'Spring Cleaning' purges.

Staff will pursue partnerships to leverage diversion efforts at the Creative Reuse Space. Recycling Division currently partners with "reusers" Free I.T. Athens and the Bike Athens at CHaRM. Other potential partners include:

- Advantage Behavioral Health & Custom Industries
- Extra Special People
- Home school groups
- After school program
- UGA Art School

- Georgia Museum of Art
- Athens Technical College
- Clarke County School District

Staff proposes running workshops out of the space, charging participants a small fee to use the materials on site to create a thing of value in keeping with a theme - bar stools, fairy houses, puppets....the possibilities are endless. A few include:

### Repair Cafe

- tool sharpening
- clothing & textile mending/sewing
- electronics
- circuitry
- woodworking
- toys

### Classes:

- Beginners embroidery
- Beginners sewing
- Alternative Gift making
- Screen Printing and stenciling
- Beginners crochet lessons
- Beginners knitting lessons
- Reused card-making

**How is this Project recommended/included in any approved ACCGOV Land Use Plan, Master Plan, Study, Service Delivery Plan, Envision Athens, etc.?** ACCGOV Adopted Waste Diversion Goals.

## Triple Bottom Line Impacts

**Positive Benefits for the Prosperity of Athens-Clarke County:** Programming within this operation could include services such as skill-building and training to repair machines and items, rather than discard them. Additionally, items that are often considered trash or waste when they are found individually, exponentially gain value as they are accumulated (e.g. bottle caps, fabric scraps). By providing a space for efficiently gathering and organizing such materials, the Department would establish a well-known community hub for activities such as crafting projects or programs, as teaching tools within K-12 curriculum, and for professional or practical purposes such as home decor, construction and repair.

Staff proposes marketing the location to people seeking volunteer hours (for example, sheltered workshops can assist by sorting small tools and fasteners), thrift stores who may be interested in performing light repairs and taking the materials for resale, and local artists or craftsmen who can create something of value from the scrap.

Donors would be eligible for tax deduction for the fair market value of the items they donate; community members have access to hard-to-find, affordable materials; and usable materials are kept from entering the waste stream.

Engagement, agency, and empowerment will emerge as components of our Creative Reuse culture, established through ongoing dedication of individuals who may have traditionally felt marginalized or disenfranchised by society, but have found a place and a meaningful role in the breadth and complexities of tasks made available through the activity and industry of reuse. This space and accumulation of resources could be a life changer for many under-served and under-employed individuals and families in our area.

**Detrimental Impacts to the Prosperity of Athens-Clarke County:** None anticipated

**Positive Benefits for our Citizens and Visitors:** Many of the items accepted at CHaRM and targeted for creative reuse programming are common components of illegal dumping. These include tires, mattresses, televisions and clothing - all currently accepted at CHaRM. Creative Reuse Space programming will target furniture and appliances.

The activity associated with CHaRM and the proposed Creative Reuse Space is far less offensive to neighbors than current recycling processing operations at 699 Hancock Industrial Way. Moving the recycling processing (80+tons daily) to the same site as the permitted landfill and composting operations at 5700 Lexington Road consolidates associated truck traffic to that location. Bulldog Park luxury motor home park has encroached on recycling operations, and conflicts with new neighbors are likely to occur.

By contrast, nearly all of the vehicular traffic to the CHaRM and proposed Creative Reuse Space will be passenger and light truck, except for occasional heavy trucks for transporting processed materials.

**Detrimental Impacts for our Citizens and Visitors:** None anticipated

**Environmental Benefits, including but not limited to Positive impacts on existing Infrastructure/Systems:**

Having a permanent home for CHaRM, away from the current threat of property sale, would enable diversion programs to flourish. More material types and processing equipment would be added - specifically, balers (these are approved under the current SPLOST funding cycle.)

Adding the Creative Reuse Space programming will allow the Department to more aggressively pursue reuse - a more desirable waste reduction activity (after reducing waste generation, and ahead of recycling.)

Existing programs moved from College Avenue to the proposed location would not be affected. It is likely that the location, being less convenient for some in-town customers, would encourage larger drop-offs and result in fewer vehicle miles.

**Detrimental Impacts for the Environment, including but not limited to Negative impacts on existing Infrastructure/Systems:**

Any waste diversion activities result in vehicular traffic and associated emissions, including trucks. The CHaRM averages approximately 400 visitors monthly; these trips would be redirected off of College Avenue to Hancock Industrial Way.

**Positive/Negative Impacts on ACCGOV Departments, Agencies, or other Organizations, if not covered in one of the above questions:** The new location will be somewhat less convenient for centrally located departments, and any with operations on the west side.

The programming associated with the Creative Reuse Space will increase waste diversion opportunities for ACC departments and other agencies/organizations.

## Project Costs

**Detailed project capital budget costs (to be funded from SPLOST 2020 only):**

Project Costs (round to thousand)	Amount
1. Land Acquisition / ROW / Easement:	\$ -
2. Design Fees: (Min.12% of New Const.; 14% of reno.; 16% for LEED proj.)	\$ 60,000
3. Miscellaneous Fees: (Min. Minimum of 3% of Construction Costs – used for permitting, etc. Utilize minimum of 10% if land acquisition if necessary.	\$ 10,000
4. Fixtures, Furniture, and Equipment (for a facility): A detailed estimate is preferred – but dependent upon the specific project, utilize at a minimum \$15 to \$20 per square foot.	\$ 5,000
5. Construction:	\$ 675,000
6. Construction Contingency: (10% of the Construction line item)	\$ 68,000
7. Acquisition of Capital Equipment:	\$ 103,000
8. Testing:	\$ -
9. Project Management: (4% of the total budget line items above)	\$ 37,000
10. Project Contingency: (10% of the total budget line items above)	\$ 96,000
11. Public Art: Calculated at 1% of the Construction line item.	\$ 7,000
12. Other 1: Electrical distribution	\$ 10,000
13. Other 2:	\$ -
<b>Project Subtotal:</b>	<b>\$ 1,071,000</b>
14. Program Management (3% of Project Subtotal):	\$ 33,000
<b>SPLOST 2020 Project Total:</b>	<b>\$ 1,104,000</b>

## Operating Cost

### Total Annual Net Operating Costs when Project is complete:

Only identify additional or net operating costs to be paid by ACCGOV. Identify the additional or net costs needed above ACCGOV's current operating budget to operate the requested project and any additional project related revenues that would be generated. Provide budget costs for each identified category below.

Operating Costs (round to thousand)	Estimated Impact for Annual Operating Expenditures
<b>TOTAL PROJECTED REVENUES FROM PROJECT</b>	50,000
<b>PROJECTED EXPENDITURES</b>	
1. Personnel Costs: from Appendix A	-
2. Annual Utilities:	
• Gas:	11,000
• Electrical:	15,000
• Water:	7,000
• Sewer:	3,000
• Phone:	-
• Solid Waste Collection:	2,000
• Other:	-
3. Operating Supplies:	3,000
4. Equipment Maintenance:	5,000
5. Facility Maintenance:	2,000
6. Fuel:	-
7. Other:	-
8. Other:	-
9. Other:	-
<b>TOTAL EXPENDITURES</b>	48,000
<b>NET OPERATING COSTS OF PROJECT:</b>	<b>\$ (2,000)</b>

## Project Financing

Is the proposed Project to receive funding from source(s) other than SPLOST 2020? No



## Project Site

**Will the proposed Project require any land, whether existing sites, new site, easements, or Rights of Way?** Yes

**Will the proposed Project be on a site currently owned by ACCGOV?** Yes

**Approximately how many acres is available or will be needed for the new facility or Park?**  
approximately 5 acres - the footprint of the current recycling processing facility building and site.

**Project Location/Address (Existing or Proposed):**

699 Hancock Industrial Way

**Will the Project require fee simple additional land acquisition?** No

**Will the Project require Rights-of-Way or Easement acquisition?** No

## Site Criteria and Standards

**Current Property Owner (if applicable):** No

**Minimum acreage necessary for Project.** approximately 5 acres - the footprint of the current recycling processing facility building and site

**Topography:** level

**Estimated cost per acre:** \$30,000

This is from the current valuation on the ACC tax parcel map

The building at 699 Hancock Industrial Way will require extensive renovations to shift from its current use as a recovered materials processing facility, to the proposed use housing the Center for Hard to Recycle Materials, Creative Reuse Space and other programs. Most Renovation estimates below are provided by Central Services, followed by equipment needs based on internet searches.

- \$75,000 The main space of the building needs insulation.
- \$30,000 The floor will need to be made level. Currently, processing equipment including conveyor belts is housed below-grade in recessed pits.
- \$300,000 Improvements to overhead fire suppression system.
- \$20,000 A 20'x30' awning to provide cover for customers dropping off materials.
- \$20,000 To purchase two dry van trailers to store material
- \$4,000 Facility signage
- \$5,000 Tools and equipment for Creative Reuse Space programming
- \$2,000 Tables, chairs, lighting
- \$5,000 Large overhead fan
- \$5,000 Industrial cleaning



395 South Main Street, Eagleville, TN, 37060

PHONE: 800-643-8713 FAX: 615-274-2636

WQ-10095562



Contract # 041217-WQI

Sell To:

Contact Name	Joe Dunlop	Ship To Name	Athens Clarke County
Bill To Name	Athens Clarke County	Ship To	725 Hancock Industrial Way
Bill To	PO Box 1748 Athens, GA 30603-1748 USA		Athens, GA 30605 USA
Email	joe.dunlop@athensclarkecounty.com		
Phone	(706) 613-3512		

Quote Information

Salesperson	Gary Blevins	Created Date	11/1/2018
Salesperson Email	<a href="mailto:gblevins@wastequip.com">gblevins@wastequip.com</a>	Expiration Date	11/15/2018
Salesperson Phone	(256) 717-9041	Quote Number	WQ-10095562
			Please Reference Quote Number on all Purchase Orders

Model	Product Description	Quantity	Sales Price	Total Price
134029	30 Cubic Yard Standard Duty Rectangular Roll Off Container 22' Long - Floor: 7 gauge with 3" structural channels on 18" centers and 6" x 2" x 3/16" Structural Tubing Main Rails, Walls: 12 gauge with side columns on 36" centers and 3" x 4" x 11 gauge Top Rails, Primed and Painted any Standard Color	12.00	\$4,517.00	\$54,204.00
ROC301	Understructures - 61 3/4"Hooklift	12.00	\$313.00	\$3,756.00

Payment Terms	Net 30 Days if credit has been established	Subtotal	\$57,960.00
Shipping Terms	FOB Origin	Shipping	\$3,320.00
		Tax	\$0.00
		Grand Total	\$61,280.00

Special Instructions

Special Instructions Ship 4 per load

Additional Information



395 South Main Street, Eagleville, TN, 37060

PHONE: 800-643-8713 FAX: 615-274-2636

WQ-10095562



Contract # 041217-WQI

Additional Terms Our Quote is a good faith estimate, based on our understanding of your needs. Subject to our acceptance, your Order is an offer to purchase our Products and services in accordance with the Wastequip Terms & Conditions of Sale ("WQ T&C") located at: https://www.wastequip.com/terms-conditions-of-sale, as of the date set forth in Section 1(b) of the WQ T&C, which are made a part of this Quote. These WQ T&Cs may be updated from time to time and are available by hard copy upon request.

Additional Information Pricing is based on your anticipated Order prior to the expiration of this Quote, including product specifications, quantities and timing. Any differences to your Order may result in different pricing, freight or other costs. Due to volatility in petrochemical, steel and related Product material markets, actual prices and freight, are subject to change. We reserve the right, by providing notice to you at any time before beginning Product manufacturing, to increase the price of the Product(s) to reflect any increase in the cost to us which is due to any factor beyond our control (such as, without limitation, any increase in the costs of labor, materials, or other costs of manufacture or supply). Unless otherwise stated, materials and container sizes indicated on sales literature, invoices, price lists, quotations and delivery tickets are nominal sizes and representations – actual volume, Products and materials are subject to manufacturing and commercial variation and Wastequip’s practices, and may vary from nominal sizes and materials. All prices are in US dollars; this Quote may not include all applicable taxes, brokerage fees or duties. If customer is not tax exempt, final tax calculations are subject to change.

Special Contract Information Sourcewell-Pricing & Product offerings are based on the Sourcewell Co-Operative Contract with Wastequip, LLC (#041217, eff. 7/7/17), and such Contract terms & conditions are incorporated herein by reference. Pricing & Product (& related) changes may occur at any time with proper documentation, & subject to Sourcewell approval; therefore, offerings may change without written prior notice. Wastequip Product Limited Warranties, Disclaimers, Limitation of Liability & Remedies, & Limited Warranty Provisions apply to all purchases thereunder.

Signatures

Accepted By: \_\_\_\_\_
Company Name: \_\_\_\_\_
Date: \_\_\_\_\_
Purchase Order: \_\_\_\_\_

Please Reference Quote Number on all Purchase Orders