



Recycling Zone Plus Construction Bid Results

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Physical Development Committee Meeting

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Overview



- Background
- Current Bids
- Increased Investment
- Scope Reductions
- Approvals
- Questions

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Background



- Project development started 2017
- Demand exceeds current facility design capacities
- This project's size has remained constant
- Highest rated Dakota County service (2025)
- Scott County Funding Commitment
 - 26% of capital costs after deducting state funds
 - Operational Costs (Joint Powers Agreement and future capital Reciprocal Use Agreement)

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Background: Materials Collected



Material	Recycling Zone (Dakota County)	Scott County Facility	Recycling Zone Plus	Future Decisions*
Household Hazardous Waste	X	X	X	
Business Hazardous Waste (fee based)	X	X	X	
Electronics (some fee based)	X	X	X	
Small household appliances	X	X	X	
Traditional Recyclables	X	X	X	
Scrap Metal	X	X	X	
Sharps	X	X	X	
Tires (fee based)	X	X	X	
Appliances (fee based)		X		X
Plastic Bags		X		X
Shredded Paper		X		X
Mattresses (potential fee)				X
Food Waste				X

*Does not impact the capital cost of the facility

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Background: Operations



- Estimated \$833K additional required for operations
- Reviewing potential future solid waste budgets to address “tails”
- Seeking additional SCORE dollars from the state through the County’s Legislative Platform
- Implementing existing Reciprocal Use Agreements with the other Metro Counties
- Developing Joint Powers Agreement and new Reciprocal Use Agreement with Scott County
- Considering potential fee changes/additions
- Discussing possible future County Environmental Charge

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Current Bid



2025 Engineers Construction Estimate

\$15,007,862

Low Bid Received October 2025

\$12,736,000

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City and State Driven Costs



- **Zoning Requirements: \$148,000**
 - Precast Finish Upgrade: \$25,500
 - Windows in Warehouse \$12,500
 - Precast vs Framed Garage: \$110,000

- **State of Minnesota B3 Costs: \$980,000**

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Increased Investment



Additional Photovoltaic Capacity
\$194,000

ROI: 17 years

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Potential Scope Reductions

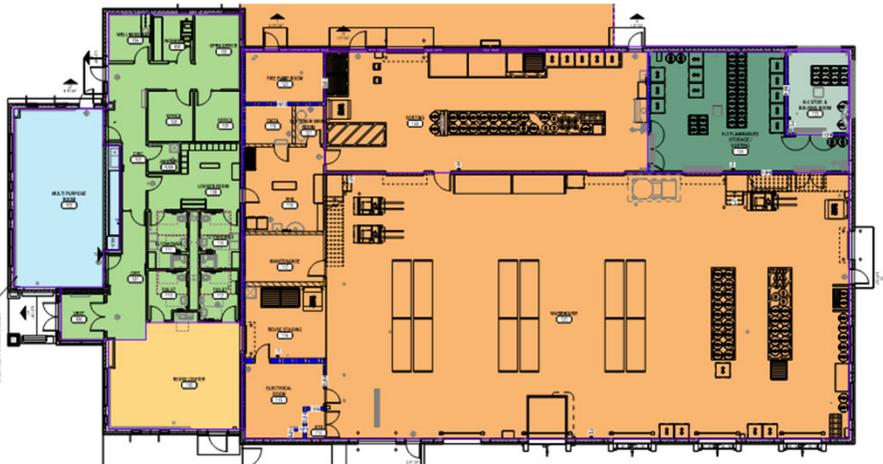


Function Reductions:

Precast Garage \$580,000

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Floor Plan



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Elevations



Southwest view



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Financial Summary



Approve Low Bid with original scope for	\$12,736,000
Add Photovoltaic Capacity	<u>+ \$194,000</u>
Staff recommended general contract cost	\$12,930,000

Possible Program Cuts:

Remove Garage: - \$580,000

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2025 Post-Bid Project Budget			
	2023	2025	Reduction
Construction Costs:	\$ 16,600,000	\$ 13,800,000	\$2,800,000
Soft Costs:	\$ 3,350,000	\$ 3,330,000	\$ 50,000
Site Acquisition Costs	<u>\$ 4,050,000</u>	<u>\$ 4,020,000</u>	\$ 30,000
Total Project Budget	\$ 24,000,000	\$ 21,150,000	\$2,880,000

Construction - Site development, main building, detached garage, solar PV and geothermal systems

Soft Costs - Design, municipal and professional fees, office systems, break & conference room furniture, Audio/Visual equipment, storage, shelving, racking, process and other equipment

Acquisition - Site purchase and due diligence items including title work, environmental reviews, etc.

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Requested Actions	
Execute a contract with Ebert Corp for \$12,156,000, to construct the Recycling Zone Plus facility including Base Bid plus Alternates 4a and 4b; and	
Execute a contract with Ebert Corp for \$580,000, to construct a garage at the Recycling Zone Plus Facility (Alt 4c), and	
Execute a contract with Ebert Corp for \$194,000, to install additional photovoltaic capacity at the Recycling Zone Plus Facility (Alt 1).	

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Questions?