

Discussion Item

Maintenance Yard Dumpsters Options & Cost

NEW OPTION WITH COMPACTORS

Waste Management (new proposal)

FY22
\$355,113.00

	Service	per unit	total	1677	Monthly	Annual
CAPITAL SERVICES						
Trash: M-Tu-Wed-Th-F-Sa			13.13		\$22,019.01	\$264,228.12
Recycle: Wednesday						
guarantee 7am to 11am trash days recycle by 2pm						
Bulk included 2nd and 4th Thursdays						
	Service	number pick up	monthly	ton aver \$75.00		
(1) 30 Yard Brush	\$205.00	1	\$205.00	7	\$525.00	\$8,760.00
New 30yd Compactor trash only (4 tons included)	\$500.00	12		4 ton		\$6,000.00
Waste Management Haul (mandetory pick up 1x monthly)	\$375.00	12				\$4,500.00
additional ton fee over (3) tons per haul (estimated)			\$68.00	3		\$2,448.00
New 30yd Compactor Cardboard recycling	\$375.00	12		included		\$4,500.00
Waste Management Haul (mandetory pick up 1x monthly)	\$255.00	12				\$3,060.00
(1) Recycling dumpsters (2x weekly)					\$252.42	\$3,029.04
new total yard recycling/trash costs						\$32,297.04
New Annual total						\$296,525.16
annual savings from contracts						\$58,587.60
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			Hours	FTE Rate		
Add estimated saving from reduced staff hours			8	\$35.00		\$14,560.00
Total Annual Savings						\$73,147.60

						FY22
Adding back in 2 bulk open tops						\$355,113.00

Waste Management (new proposal)

	Service	per unit	total	1677	Monthly	Annual
CAPITAL SERVICES						
Trash: M-Tu-Wed-Th-F-Sa			13.13		\$22,019.01	\$264,228.12

Recycle: Wednesday

guarantee 7am to 11am trash days recycle by 2pm

Bulk included 2nd and 4th Thursdays

	Service	number pick up	monthly	ton aver \$75.00		
(1) 30 Yard Brush	\$205.00	1	\$205.00	7	\$525.00	\$8,760.00
(2) 30 yard open top (aver 4x monthly)	\$205.00	4	\$820.00	12	\$4,420.00	\$53,040.00

New 30yd Compactor trash only (4 tons included)	\$500.00	12		4 ton		\$6,000.00
Waste Management Haul (mandetory pick up 1x monthly)	\$375.00	12				\$4,500.00
additional ton fee over (3) tons per haul (estimated)			\$68.00	3		\$2,448.00

New 30yd Compactor Cardboard recycling	\$375.00	12		included		\$4,500.00
Waste Management Haul (mandetory pick up 1x monthly)	\$255.00	12				\$3,060.00

(1) Recycling dumpsters (2x weekly)				\$252.42		\$3,029.04
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new total recycling costs						\$85,337.04
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New Annual total						\$349,565.16
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Estimated Savings removing 2 bulk open tops

deficit from secondary plan w/no bulk open tops	\$296,525.16					-\$53,040.00
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annual savings reduced to:						\$5,547.84
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			Wk Hrs	FTE		
add back in staff costs			8	\$35.00		\$14,560.00

Creates a deficit of						-\$9,012.16
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Trash Update 5.19.21

We are also looking to change the exit push button at the yard to a proximity reader which will also eliminate some of the nonresident visitor as an access card will be required to both enter and now to exit. Unfortunately, we may end up on occasion with someone getting trapped in the yard. But hopefully if blasted that you must have a valid card to enter and exit this will cut down on that possibility.

The current plan of fully removing the open top bulk containers will provide an estimated surplus of \$58,587 from the elimination of the services plus an additional estimated \$14,560 for reduced staff hours to clean and maintain the area. That is a \$73,148 in overall savings. We can use some of these funds to offset the pool cleaning costs. If the Board choses to continue to accept bulk at the yard, adding back in the 2 open tops and staff costs it will then end up creating a deficit of **-\$9,012.40** annually. See spreadsheets.

New Trash and Recycling Guidelines

During the January Budget Meeting a discussion was held regarding how the Association handles trash, recycling, and bulk waste. For many years, the Association has accepted all types of waste, appliances, grills, mattresses, and construction/renovation waste. The costs to the Association have continued to raise annually, due to increase in tipping fees and the amount of waste that is generated. As such a plan was submitted to the Board to lease and install 2 compaction units, one handling only carboard and the other general household waste. The Board voted to approve this plan and fund installation costs from the operating budgets capital project line. In recent weeks, a concrete pad was installed, and new electrical lines were run from our existing services. We anticipate full operation by the end of May and we will send out an reminder email blast with a finalized date of the start of full operations. Front door recycling will still be on Wednesdays and one overflow recycling container will still be at the yard (cans, plastic bottles or glass only, no cardboard, use the new compactor and pizza boxes go in the regular trash).

Although yard waste and debris will still be accepted via one open top container, both the bulk and metal containers will no longer be available. There are several reasons that this decision was made.

- Appliances and environmental concerns: HVAC units, refrigerators and freezers all have compressors which are charged with freon. Disposal requires that recovery be performed by an EPA certified technician. This is something the Association cannot undertake, and it would have to be contracted to a third party at considerable costs.
- The majority of our trash tonnage comes from construction debris, both from Parkfairfax units and many of our residents' contractors who have been noted dumping debris that are clearly not from here. Metal studs and framing, duct work, electric hot water heaters, concrete, brick and stone just to name a few.
- The yard has continually become a home for old furniture, mattresses, bicycles, children's toys, garden furniture, etc. Many of these items may still have usefulness and are often posted on the social media sites. We have asked several times over the years to consider

donating where and when you can, and we fully are aware that during the pandemic many places are currently not accepting items.

- Safety and Risk: in speaking to both our insurance and workers compensation carriers and legal counsel, the exposure to the Association due to injury to not only our staff when cleaning the area, but to residents and others who regularly are observed sifting through the open tops is elevated.
- Staff time: We currently spend half of the equivalent an annual full time employees' cost. This clearly takes away from other duties.
- Annual Cost Savings: Based on estimated operation the Association will save upwards of \$70,000 yearly by removing the open tops and less staff time needed.
- Capitol Services currently handles bulk pickups on the 2nd and 4th Thursday of each month. Based on Capital Waste Bulk Guidelines below accepted items can be left curbside on these days.

Items considered bulk that will be removed are:

1. furniture items such as chairs, sofa, tables, mattresses, bed frames
2. large appliances such as washer, dryer, stoves, grills (without propane tank)
3. bikes, exercise equipment
4. Other large items that cannot fit in compactor truck
5. carpet but must be cut down to 3-foot sections.

Items that are not considered bulk and we cannot pickup:

1. oil
2. propane tanks
3. paint
4. construction materials such as drywall
5. manure
6. tree stumps, dirt, stones, rocks, concrete, bricks
7. poisons
8. dangerous acids, caustics, explosives, and other dangerous material

Going forward we ask that residents to the following:

1. When planning/doing renovations, alert your contractor that they will need to dispose of any construction debris offsite, including any appliances.
2. Use the curbside pickup per the schedule for the items listed above.
3. When swapping out appliances or mattresses inquire with the firm as most will remove the old items.
4. Compactor operations: The units will be engaged and will cycle every third time the dog-house doors are opened and closed. Please be sure you fully close the door when you deposit your trash or cardboard (does not have to be flattened and again remember no pizza boxes, they go in regular trash).
5. New signage will be posted with directions for each compactor.

We understand the concerns in moving forward with these broad changes and with everyone's cooperation we will do our best to provide a smooth transition.

Thank you.