

COUNTY OF FAIRFAX, VIRGINIA
FAIRFAX COUNTY NOTICE OF RECEIPT OF AN UNSOLICITED PROPOSAL FOR A PUBLIC-PRIVATE PARTNERSHIP TO DEVELOP A MUNICIPAL SOLID WASTE SORTING FACILITY AND/OR ADVANCED RECYCLING FACILITY ON A PORTION OF THE CLOSED I-95 LANDFILL SITE

DEPARTMENT OF PROCUREMENT AND MATERIAL MANAGEMENT
12000 GOVERNMENT CENTER PARKWAY, SUITE 427
FAIRFAX, VIRGINIA 22035-0013

The County of Fairfax has received and accepted an unsolicited proposal under the provisions of the Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA) for a public-private partnership to develop a Solid Waste Management Facility on County-owned property at the I-95 Landfill Complex in Lorton, VA. Fairfax County generates roughly 650,000 tons of municipal solid waste (MSW) per year. The County operates a 2,000 tons per day transfer station which congregates and transfers MSW to the I-95 Landfill Complex. Currently, the MSW is being processed at the energy from waste facility, Covanta Fairfax. Ash generated from Covanta Fairfax is landfilled at the I-95 Complex in an active ash monofil landfill. This site also contains a closed municipal solid waste landfill which was capped in 1996. The 350-acre site is located adjacent to [Occoquan Regional Park](#), and the [Workhouse Arts Center](#) in the Mount Vernon Magisterial District and is within the [NOVA Arts and Cultural District](#). The County intends to evaluate this unsolicited proposal for further conceptual-phase consideration or may negotiate a comprehensive agreement with the proposer based on the proposal.

In accordance with the [procedures adopted by Fairfax County](#) and the provisions of the PPEA, other interested firms or other private entities are invited to submit a competing unsolicited proposal for this project for simultaneous consideration in accordance with this document. One (1) original (duly marked) and ten (10) complete copies of the proposal, together with the required initial review fee of \$5,000 shall be delivered to the following address:

Department of Procurement and Material Management
12000 Government Center Parkway, Suite 427
Fairfax, Virginia 22035-0013

Proposals must be clearly identified as a "PPEA Proposal" and received by the Fairfax County Department of Procurement and Material Management, at the above address, **no later than 2:00 P.M., Eastern Daylight Saving Time, on August 31, 2022**. Proposals received in the Office of the County Purchasing Agent after the date and time prescribed herein shall not be considered for contract award and shall be returned to the offeror.

Municipal Solid Waste Management at the I-95 Landfill Site

The County's vision and criteria for the subject site includes the following options:

1. **Municipal Solid Waste (MSW) Sorting Facility**: Creation of a facility that utilizes proven sorting technology to recover recyclable/divertible materials from MSW traditionally processed at Covanta Fairfax. MSW sorting facility proposals should clearly identify recycling/diversion materials and downstream markets/facilities.

2. **Advanced Recycling Facility:** Creation of an advanced recycling facility for processing materials generated within Fairfax County. "Advanced recycling" means a manufacturing process for the conversion of post-use polymers and recovered feedstocks into basic hydrocarbon raw materials, feedstocks, chemicals, liquid fuels, waxes, lubricants, or other products through processes that include pyrolysis, gasification, depolymerization, reforming, hydrogenation, solvolysis, catalytic cracking, and similar processes. "Advanced recycling" produces recycled products, including monomers, oligomers, plastics, plastics and chemical feedstocks, basic and unfinished chemicals, crude oil, naphtha, liquid transportation fuels, coatings, waxes, lubricants, and other basic hydrocarbons.

"Advanced recycling facility" means a facility that, using advanced recycling, receives, stores, and converts post-use polymers and recovered feedstocks that it receives. An "advanced recycling facility" shall be subject to all applicable federal and state environmental laws and regulations.

3. **Combined MSW Sorting and Advanced Recycling Facility**

Selection of the successful proposer(s) will be based on evaluation of the submitted proposals using the following selection criteria:

- I. **Project Characteristics/Feasibility (35 of 100 points):**
 - a. Demonstrate that the proposed technology is commercially proven.
 - b. Provide a basic facility size and site utilization plan to demonstrate how proposed facility could fit on the available site.
 - c. Project alignment with the County vision and criteria for the site as stated above.
 - d. Demonstration of company and staff experience with design, construction, and operation of advanced recycling and/or sorting facilities, as applicable
 - e. Facility processing capacity and annual tonnage commitments requested from the County
- II. **Environmental Stewardship, Sustainability (25 of 100 points):**
 - a. Identification of environmental benefits and environmentally sustainable elements of the proposal. These may include, but are not limited to, tonnage of recyclables diverted from the waste stream, LEED certification, green technologies, public environmental education components, and alternative or renewable energy generation.
 - b. Demonstration of alignment with Fairfax County's newly adopted Zero Waste Plan.

III. **Economic Impact and Sustainability, and Revenue Generation to the County (25 of 100 points):**

- a. Maximize revenue to the County through, shared revenue agreements, commission payments, job creation, long term ground lease, and/or other financial arrangements.
- b. Demonstrate economic feasibility for the proposed operation, and potential economic benefit to the County
- c. Identify any economic commitments or incentives that would be required from the County.
- d. Project Term

IV. **Public Benefit and Compatibility (10 of 100 points):**

- a. Public benefits should include but are not limited to community benefits, including the economic impact the project will have on the local community in terms of the additional tax revenue, recycling revenue sharing, processing costs, the number of jobs generated for County residents, and the training opportunities for apprenticeships and other training programs for County residents generated by this project.
- b. Identification of any adverse social, economic, and environmental impacts of the project and specify the strategies or actions to mitigate known impacts of the project.

V. **Community Outreach and Education (5 of 100 points):**

- a. A community outreach strategy that includes collaboration and coordination with community members, neighboring properties, and adjacent jurisdictions.

Questions regarding this document should be submitted to the attention of Kimberly Callahan, P3 Project Coordinator, Fairfax County, at the following e-mail address:
Kimberly.Callahan@fairfaxcounty.gov.

Copies of the unsolicited proposal, subject to the provisions of the Virginia Freedom of Information Act and section 56-575.4G of the PPEA, are posted with this document at:
<https://www.fairfaxcounty.gov/procurement/ppea> and available in hardcopy for review at the Department of Procurement and Material Management.

Unsolicited proposals submitted pursuant to this notice hereby incorporates the procedures outlined in the "[Fairfax County Procedures Regarding Requests Made Pursuant to the Public-Private Education Facilities and Infrastructure Act of 2002](#)" dated March 30, 2009, and Article 4 of the "Fairfax County Purchasing Resolution" entitled "Bidder/Contractor Remedies" dated July 1, 2018. Copies of these documents may be accessed by going to the Department of Procurement and Material Management's Web site at: <https://www.fairfaxcounty.gov/procurement/>, or you may call (703) 324-3201.

Hyperlinks:

Covanta Fairfax: [Fairfax | Covanta](#)

Fairfax County Operational Zero Waste Plan:

<https://www.fairfaxcounty.gov/procurement/sites/procurement/files/assets/fairfax%20county%20government%20and%20schools%20zero%20waste%20plan%20v2.pdf>

Attachments:

1. Map