

EXHIBIT B

REQUEST FOR PROPOSALS
FOR SOLID WASTE TRANSFER STATION OPERATIONS
COLUMBIA COUNTY, OREGON
RFP# S-C00055-00015489

Published

December 10, 2025

Proposals Due

January 13, 2026

Place/Issuing Office:
Columbia County Public Works
1054 Oregon St
St. Helens, OR 97051

Single Point of Contact (SPC): Michael Russell
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SECTION I REQUEST FOR PROPOSALS (RFP)

Columbia County, Oregon, is seeking proposals from firms qualified and experienced in the operation of solid waste transfer stations and recycling depots to provide said services to Columbia County, Oregon. This Request for Proposals (RFP) is being issued by the Columbia County Board of County Commissioners, acting by and through its Department of Public Works. The goal of this RFP is to contract for services for the efficient and safe operation of the transfer station, a maintenance program that ensures continuous operations while protecting County assets, and an innovative and effective materials recovery program, all in a cost-effective and sustainable manner. Compensation will be by a fixed annual fee. The successful Contractor will be selected based on the scoring criteria outlined in this RFP.

The Columbia County Transfer Station was constructed in 2006. It is located on a 6.32-acre site at 1601 Railroad Avenue in St. Helens, Oregon. Site facilities include a main transfer building with compactor, a truck wash and maintenance facility, a scale house with incoming and outgoing scales, a household hazardous waste drop off building (operated by others) and a recycling drop off center. Existing waste flows, which include all municipal solid waste generated within Columbia County, average between 80 and 96 tons per day.

The selected operator will be contracted to maintain and operate the transfer station and recycling depot. The household hazardous waste facility is managed by Columbia County and the disposal of household hazardous waste is under a separate contract. The term of the contract will be for ten (10) years with an option to extend for an additional five (5) years. Proposals shall be for a fixed fee for each year of the contract term, with any requested increases relating to an industrial index percentage.

The final contract will be prepared by the Columbia County Counsel's Office, a sample of which is included in this RFP. Proposers should read the contract carefully prior to submitting their proposals. Submission of a proposal constitutes the Proposer's agreement to enter the County's form of contract.

SECTION II PROJECT OVERVIEW

Waste Connections, dba. Hudson Garbage service has operated the Transfer Station and recycling center since 2014 through an operations agreement with Columbia County, which expires on March 5, 2026. The County's transfer station facility receives approximately 33,000 tons of solid waste per year, which is currently transported to the WASCO Landfill in Wasco County for disposal. The transport of waste to WASCO is done under a separate contract. Columbia County's existing Transfer Station has served the commercial collection sector and the public as well. Its overall use reflects the County's population growth and a continuing demand for additional services.

In 2024, there were 32,537 public "self-haul" trips representing approximately 85.6% of total trips and 5,464 commercial franchise collection trips representing approximately 14.4% of total

trips. Public “self-haul” and commercial franchise collection tonnages represented 23.3% and 76.7% of total Transfer Station tonnage respectively in 2024. The current commercial hauler rate is \$112.36 per ton. The public vehicle rate is \$27.48 for the first 320 lbs. and \$167.19/ton over 320 lbs. Senior citizens qualify for up to 300 lbs. for \$16.91.

The following table is a statistical summary of recent annual waste flow and traffic volume at the Transfer Station:

Year	2021		2022		2023		2024	
	Trips	Tons	Trips	Tons	Trips	Tons	Trips	Tons
Vehicles								
Public	35,506	8,248	34,020	8,494	32,071	8,698	32,537	7,699
Commercial								
Compacted	3,136	16,548	3,121	17,800	3,131	17,310	3,405	16,401
Loose	2,546	9,561	2,894	8,373	2,791	9,652	2,059	8,835
Combined	5,682	26,109	6,015	26,173	5,922	26,962	5,464	25,236
Total	41,188	34,357	40,035	34,667	37,933	35,660	38,001	32,935

Columbia County currently operates a Household Hazardous Waste (HHW) drop off facility located on the Transfer Station site and will continue to do so outside the scope of this Request for Proposals with the exception of a program for the drop off and disposal of medical sharps. The selected operator will be responsible for operation of the Transfer Station, including the operation of the existing recycling depot and medical sharps drop off and disposal service, but not including any other HHW services.

Proposals should include details on materials recovery, operational performance assurance, staffing requirements, project team organization, qualifications of the project team, operations schedule, and project operating costs.

A sample contract is included in this RFP as Exhibit A. The RFP summarizes many of the key requirements that are detailed in the Agreement. Proposers should read the contract in Exhibit A carefully prior to submitting a proposal. Questions concerning the contract should be directed to the Public Works Department for Columbia County.

Coordination of the selection process will be provided by the Solid Waste Program Administrator for Columbia County, currently, Michael Russell, Director of Public Works.

SECTION III SCOPE OF SERVICES

A. OPERATION OF THE TRANSFER STATION AND RELATED ACTIVITIES.

(1) The following types of materials will be received at the Transfer Station:

- a. Municipal solid waste and all recyclable materials listed on the Uniform Statewide Collection List (USCL) delivered to the transfer station by private collection companies, jurisdictions within Columbia County or their designated haulers. Recyclable materials from franchise haulers may be accepted on a fee basis with arrangements made and approved by the County;
- b. Publicly hauled waste generated within the County; and
- c. Source-separated recyclable materials delivered by residents of or businesses operating within the County.
- d. Medical sharps in approved containers delivered to a designated drop off receptacle at the Transfer Station during regular Transfer Station hours.

(2) Contractor shall process the Waste and Recyclables described in Section III A (1) a-c, above, received at the Transfer Station for disposal by the transportation and disposal contractor at a proper disposal facility, or for Recycling, as provided herein.

(3) Contractor shall handle and dispose of medical sharps in compliance with applicable State and Federal regulations.

(4) Contractor shall hire adequate personnel to operate the Transfer Station in accordance with the terms of this RFP. Contractor shall require its employees to be appropriately dressed, courteous and respectful at all times. A minimum of two (2) of Contractor's employees shall have at least 40 hours of HAZMAT training prior to the Operation Date and such employees must receive refresher training throughout the Term of the contract. If any Transfer Station official, agent or employee is suspected by either party of violating any provision of the contract, Contractor shall consult with the County to determine whether such official, agent or employee is suitable to remain on site. Upon reasonable request of the County, Contractor shall remove such officer, agent or employee permanently from the Transfer Station Premises.

(5) Contractor shall develop a Transfer Station Operations Plan that is acceptable to the County and shall be approved by the County in writing prior to implementation. The Operations Plan may be amended upon agreement of the parties in writing, except that no

provision of the contract may be amended through the Operations Plan. At all times during the term of the contract, Contractor shall comply with the provisions of the Operations Plan, including any amendments.

(6) The County will grant Contractor a license to enter onto the Transfer Station premises for the purpose of operating the Transfer Station in accordance with the terms of the contract. The license will be in effect during the term of the contract and any extension, unless revoked earlier due to termination.

B. HAZARDOUS WASTE EXCLUSION PROGRAM.

The Contractor is to develop a Hazardous Waste Exclusion Program (HWEP) that is acceptable to the County and meets the requirements of the Oregon Department of Environmental Quality (ODEQ), and all other applicable local, state, and federal laws. The HWEP shall be included in the Operations Plan and shall be incorporated therein by reference. The plan is to be implemented in a diligent, reasonable, and non-discriminatory manner. Suitable areas and facilities for temporary storage of materials that are discovered through the HWEP (or otherwise) and cannot be processed at the station or accepted at the disposal facility are to be provided.

The safe and lawful disposal of such waste is to be provided for. Payment for this service will be part of the total compensation package. This activity will be coordinated with an onsite hazardous waste collection and storage program using the HHW facility.

C. PILOT REUSE PROGRAM

As of October 2025, Columbia County staff and contractor's staff have finished preparations and begun implementing a Pilot ReUse Program at the transfer station. This program consists of three 20ft. shipping containers equipped with roll-up doors and ramps over the curb. The goal of this program is to collect quality, reusable goods from customers and set them aside. Then, non-profits will collect and give or sell at a low cost to the local community. County staff predicts the program will mostly collect quality building materials and lightly used, functioning furniture, and other usable home goods. The contracted operator will have a designated employee responsible for the program who will work Monday-Saturday, 9am-5pm. Their job description is listed below:

- (1) Assist customers with unloading debris and direct traffic while evaluating reusable items arriving on the tip floor.
- (2) Communicate with the scale house staff and loader operator regarding traffic direction and spotting reusable items.
- (3) Weigh each pallet of reusable items or individual item (using forklift w/scale) before placing in the storage container.

- (4) Organize reusable items based on type.
- (5) Label reusable items according to date placed in the shipping container.
- (6) Transport items back to the tip floor that have been in the container for the maximum amount of time allowed.
- (7) Support the public recycle center by assisting and communicating with customers, ensure the drop off location is clean, organized, and the correct materials are being placed in the appropriate containers.
- (8) Perform routine inspections and maintenance on vehicles and equipment such as checking fluids, tires, hydraulic lines, and safety devices.
- (9) Ensure proper care in the use and maintenance of equipment and supplies.
- (10) Promote continuous improvement of workplace safety and environmental practices.
- (11) Perform miscellaneous job-related duties as assigned.
- (12) Forklift and loader certification is required for this position.
- (13) Computer ability and data tracking knowledge required to input information into spreadsheet and update weekly.



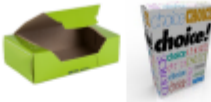



D. DAYS AND HOURS OF OPERATION.


The Transfer Station is expected to be operated Monday through Saturday except January 1, the fourth Thursday of November, and December 25. The minimum hours of full-scale operation to receive waste and source-separated recyclable materials shall be 8 a.m. to 5 p.m. However, Contractor may close the Transfer Station at or after 1:00 p.m. on Memorial Day, Independence Day, Labor Day, Christmas Eve, and New Years Eve.

E. RECYCLING DROP-OFF CENTER OPERATION.

- (14) The Contractor will operate a recycling drop-off center at the station. The center's purpose is to recover and market all source-separated or partially separated recyclable materials listed that are delivered to the station by the public. According to the Department of Environment Quality's Uniform Statewide Collection List (USCL), Columbia County is required by the DEQ to collect these materials. All required USCL materials are listed on the next page:

UNIFORM STATEWIDE COLLECTION LIST (USCL)

<p>Corrugated cardboard (uncoated and recycle-compatible coated; clean pizza boxes OK)</p> 	<p>All kraft paper (brown paper bags, mailers)</p> 
<p>Paperboard packaging (e.g., cereal, cracker and medicine boxes)</p> 	<p>Molded pulp packaging (e.g., egg cartons, but not food serveware or flower pots)</p> 
<p>Polycoated cartons (e.g., milk cartons), aseptic cartons.</p> 	<p>Tissue paper used as packaging (not facial or sanitary tissue)</p> 

<p>Non-metalized gift wrap (no ribbons or bows)</p> 	<p>High-grade office paper (e.g., white and colored ledger)</p> 
<p>Newspaper/newsprint</p> 	<p>Magazines, catalogs and similar glossy paper</p> 
<p>Telephone directories</p> 	<p>Other printing and writing paper (e.g., envelopes, "junk mail", cards)</p> 
<p>Paperback books</p> 	<p>Aluminum food and beverage cans</p> 
<p>Steel cans, including empty/dry paint cans</p> 	<p>Scrap metal less than 10 pounds in weight and 18 inches in length; excluding sharp items and "tangles" (e.g., bicycle chains, wire)</p> 
<p>Plastic tubs (e.g., cottage cheese) larger than 2 inches in two dimensions. made of PET (#1), HDPE (#2), or polypropylene (#5)</p> 	<p>Plastic bottles larger than 2 inches in two dimensions, made of clear PET (#1), natural or colored HDPE (#2) or clear or colored polypropylene (#5) (caps OK if screwed on)</p> 
<p>Plastic buckets, pails, storage containers and other bulky HDPE (#2) or polypropylene (#5) plastic packaging that fit loosely in the provided on-route collection container</p> 	<p>Nursery (plant) packaging: HDPE (#2) and PP (#5) only</p> 

(15) Contractor may accept materials not listed in Section III, above if such materials have market value or if recycling of such materials meets or exceeds the avoided cost of disposing such materials. All costs associated with the diversion of Recyclable Materials shall be borne by Contractor. Revenues received by Contractor from the sale of such diverted materials shall not be payable to the County.

(16) Contractor shall charge gate recycling fees for Recyclable Materials. Said gate recycling fees are listed in Attachment 1, which is attached hereto and is incorporated herein by this reference. Attachment 1 may be amended upon written approval of the Columbia County Solid Waste Administrator.

F. RECYCLABLE MATERIALS PROCESSING.

(1) Contractor shall process recyclable materials collected at the Transfer Station.

(2) The station has been designed to provide certain space to segregate high-grade commercial loads or to customers that may deliver loads containing recyclable materials. Contractor shall use its best efforts to recover recyclable materials, which include wood waste, metals, cardboard, mixed paper and old newspaper (ONP), from non-putrescible recyclable rich loads (i.e., loads containing 90% or more of recyclable materials by weight).

(3) Marketing of Recyclable Materials

a. Contractor shall market, distribute and sell all recyclable materials received at the Transfer Station, including source-separated recyclable materials and materials recovered for recycling at the Transfer Station.

b. Contractor shall use its best efforts to market, promote and sell the recyclable materials.

c. Contractor shall transport recyclable materials routes which shall be selected to minimize inconvenience and disturbance to the neighborhood around the Transfer Station, including other local industrial activities and their respective traffic flows.

d. Contractor shall prevent recyclable materials from being spilled or scattered during transport. Contractor may subcontract Contractor's obligation under this section. However, Contractor shall continue to be responsible to the County for any such obligation. All transfer trailers shall be enclosed or have other appropriate covering to prevent spillage. If any recyclable materials are spilled, Contractor shall immediately clean up all spilled materials.

e. No source-separated recyclable materials shall be disposed of at a Disposal Site

without the prior written consent of the County.

f. Contractor shall store all recyclable materials in an orderly manner to protect against theft, deterioration, contamination, litter, visual impairment or other damage.

G. PERMITS.

The Contractor shall obtain and maintain the licenses, permits and approvals from federal, state, regional and local agencies necessary for the operation of the Transfer Station. The Contractor shall keep all licenses, permits and approvals in force and comply with their terms, including any that may require improvements or modifications in operating procedures, annual reporting, inspections, periodic visual monitoring, stormwater sampling or other related information. The Contractor is required to keep the County fully informed as to the permit status and status of compliance with any annual permit maintenance requirements for any local, State or Federal permits required to operate the Transfer Station. The Contractor shall comply with and complete any mitigation measures or conditions as stipulated in any permit.

H. EQUIPMENT.

The Contractor shall, at all times, provide vehicles and other equipment sufficient to perform the work required by this RFP in a safe and efficient manner. The equipment must be suitable in design and construction for heavy-duty service at a solid waste transfer station. The contractor must have a forklift with a scale feature for weighing ReUse items. This is for data tracking and reporting how much is being reused annually. Equipment shall comply with all applicable laws and regulations and meet safe operating standards. Only equipment necessary for the operation of the Transfer Station will be allowed to be stored on the property. If the operator is also a company that performs hauling, the equipment used in the company's hauling operations may not be stored on this site.

I. PERSONNEL AND STAFFING.

The Contractor shall employ qualified, competent maintenance personnel, supervisory personnel, clerical personnel, laborers and other personnel in sufficient numbers to perform the work required by this RFP. This shall include the continued and uninterrupted operation and maintenance of the Transfer Station and recycling depot in a safe and efficient manner consistent with all applicable local, State and Federal laws.

The Contractor shall pay its drivers/operators and maintenance workers, laborers and shop employees working directly under this contract and based at the Transfer Station, wages and benefits equivalent to applicable laws unless otherwise directed by the County.

J. OTHER OPERATING PROCEDURES AND STANDARDS.

The Contractor shall conduct its operations in accordance with the procedures and standards

required by the Oregon Department of Environmental Quality (DEQ).

K. TURNAROUND TIME OF WASTE COLLECTION VEHICLES.

The Contractor shall operate the station to achieve the following turnaround goals:

- (1) All commercial vehicles entering the transfer station will be processed through the scale house weighing operation and transaction process in not more than ninety (90) seconds as measured from the vehicle's arrival on the scale.
- (2) All commercial vehicles will unload and depart from the station in no more than fifteen (15) minutes after leaving the scale house. The operation shall provide adequate space to safely discharge a load and depart.
- (3) All vehicles carrying publicly hauled waste will not wait any longer than two (2) minutes at the scale house and no more than five (5) minutes for an assigned disposal spot.
- (4) A best effort to maintain stalls and provide assistance and adequate space for public vehicles to unload at rate of five to seven (5-7) minutes per vehicle or ten (10) vehicles per hour per stall will be made.

L. WEIGHING.

The County will provide necessary scaling equipment at the County's expense. The Contractor shall operate and maintain the scale system at the transfer station in good working order and provide required calibration and certification of scales as required by law. Records of scale inspection and calibration are to be submitted to the County.

M. COLLECTION OF FEES.

The Contractor shall collect fees, according to the approved fee schedule, from all persons who use the transfer station. Accurate financial records are to be maintained on a daily basis and periodically as agreed upon. The Contractor is to make daily deposits to an account specified by the County. Evidence of bonding shall be provided to the County. The County will conduct periodic audits of the operation. Cooperation with County auditors is required. Any findings by the auditors are to be corrected immediately at the expense of the Contractor.

N. FACILITY AND PREMISES MAINTENANCE AND REPAIR.

Contractor shall be responsible for routine maintenance and repair of Transfer Station buildings, equipment and grounds, as set forth in the attached Sample Contract. This includes routine maintenance on pumps, wash bay equipment, ReUse equipment, safety equipment, storm drainage infrastructure and general maintenance of the grounds.

O. LICENSE TO OCCUPY TRANSFER STATION.

The County will grant Contractor a license to enter onto the Transfer Station premises for the purposes of operating the Transfer Station in accordance with the Contract. Contractor shall be responsible for its personal property on Transfer Station premises, and upon Contract expiration or termination, Contractor shall remove all its property from the premises at its sole cost and expense.

P. UTILITIES.

Contractor shall be responsible at its sole cost and expense for utilities related to the operation of the facility, including but not limited to water, sewer, electrical, and phone/cable utilities. However, the County shall be responsible at its sole cost and expense for any charges related to obtaining permits to connect the Transfer Station Premises to such utilities, and costs incurred to connect such utilities to the Transfer Station Premises.

Q. PERFORMANCE BOND.

Within 30 days of notice of award of the contract under this RFP, the Contractor shall procure, at its own expense, and keep in effect at all times during the term of the contract, a surety bond equal to \$425,000 in favor of Columbia County and executed by a corporate surety authorized to conduct business as a surety in the State of Oregon. The bond shall be in a form approved by the County. **All proposals must contain a statement of the Contractor's willingness to furnish such security.**

R. INSURANCE.

For the duration of the contract the Contractor shall, at its own expense, purchase and maintain, in a company or companies licensed to do business in the State of Oregon, the following insurance with limits not less than those indicated or greater if required by law:

- (1) Workers' Compensation insurance covering its employees in statutory amounts and otherwise in compliance with the laws of the state of Oregon. Contractor shall maintain Employer's Liability insurance in an amount not less than One Million Dollars (\$1,000,000) per accident or disease.
- (2) Comprehensive general liability insurance in the amount of \$2,000,000 with aggregate limit of not less than \$3,000,000. Such insurance shall be primary and non-contributory

to any insurance maintained by COUNTY. Such insurance shall provide coverage for contractual liability and completed operations. A cross-liability clause shall be included in the policy.

- (3) Comprehensive automobile liability insurance with owned, hired, and non-owned vehicles in the minimum amount of \$2,000,000.
- (4) Pollution Liability Insurance, including Asbestos Liability Insurance, covering Contractor's liability for bodily injury, property damage, and environmental damage resulting from "sudden accidental" or "gradual" pollution and related cleanup costs incurred by Contractor, all arising out of the work or services (including the transportation risk, when applicable) to be performed under this contract. Combined single limit per occurrence shall not be less than \$2,000,000, or the equivalent. Annual aggregate limit shall not be less than \$3,000,000.
- (5) Comprehensive (fire, theft, and collision) Physical Damage insurance covering Contractor's equipment and other property used to provide service to the County under this Agreement with a deductible or self-insured retention not greater than Twenty-five Thousand Dollars (\$25,000).
- (6) Surety bonding of the organization and its employees for the handling of County money entrusted to the Contractor, with a limit of not less than \$100,000 per person and \$1,000,000 in aggregate for the organization.

S. INDEMNITY.

Contractor shall indemnify, defend, save and hold harmless County and its officers, agents and employees, from and against any and all claims, actions, liabilities, damages, losses, or expenses, including attorneys' fees, arising from a tort, as now or hereafter defined in ORS 30.260, caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of Contractor or any of the officers, agents, employees or subcontractor of Contractor ("Claims"). It is the specific intention of the Parties that County shall, in all instances, except for Claims arising solely from the negligent or willful acts or omissions of County, be indemnified by the contractor and any subcontractor from and against any and all Claims.

SECTION IV GENERAL INSTRUCTIONS

A. ADMINISTRATIVE INFORMATION.

(1) This RFP is issued under the authority of the Columbia County Board of Commissioners, acting by and through its Public Works Department. All inquiries concerning this RFP should be directed to:

Michael Russell, Director
Columbia County Public Works Department
1054 Oregon St
St. Helens, Oregon 97051
(503) 397-5090

(2) This request for proposals consists of the following items:

Section I. Request for Proposals

Section II. Project Overview

Section III. Scope of Services

Section IV. General Instructions

Section V. Proposal Response

Section VI. Evaluation and Selection

Section VII. Contract

(1) It is suggested that this package be checked to insure that all of these items are included. Any missing portions can be obtained from Michael Russell, Public Works Director, 1054 Oregon St., St. Helens, OR 97051, telephone (503) 397- 5090.

(2) It is extremely important that all portions of this RFP be completed as professionally as possible. An incomplete or uncoordinated submission can only be judged as

indicative of the proposer's capability and professionalism. If there are any deviations from the RFP requirements, please indicate so in writing.

(3) Proposers requiring clarification of or interpretation of this RFP shall contact Michael Russell. Proposers who find any ambiguity, inconsistency or error in the RFP are requested to notify Michael Russell. Any such request or notice shall be made no later than 4:00 p.m. Friday, December 19, 2025. Any supplements, interpretations, corrections or changes to the RFP will be made by written addendum and be mailed or faxed to all who are known to have received the RFP. Supplements, interpretations, corrections or changes to the RFP, made in any other manner, will not be binding and proposers shall not rely upon such supplements, interpretations, corrections or changes.

(4) The table below represents a tentative schedule of events. With the exception of dates marked with an asterisk (*), all dates are estimates and may change at the County's sole discretion. All times are listed in Pacific Time, and the County will use the date/time clock in the Columbia County Public Works Office to record delivery. All submissions will be date and time stamped upon receipt. A list of all solicited proposers will be provided to any proposer upon receipt of written request.

Event	Date	Time
Pre-Proposal Conference	December 17, 2025	2:00 PM
Questions / Requests for Clarification Due *	December 19, 2025	4:30 PM
Answers to Questions / Requests for Clarification Issued (approx.)	December 23, 2025	
Solicitation Protest period begins*	December 29, 2025	
Closing (Proposal Due)*	January 13, 2026	4:00 PM
Issuance of Notice of Intent to Award (approx.)	January 28, 2026	
Award Protest Period Ends	6 calendar days after Notice of Intent to Award	

B. PRE-PROPOSAL MEETING.

There will be a mandatory pre-proposal meeting. The meeting will be held at 2pm on Wednesday, December 17, 2025, in Healy Hall, the main room of the Public Works building, 1054 Oregon Street, St. Helens, OR 97051. Due to space limitations, each firm is limited to two (2) persons attending the meeting. Any significant changes resulting from the meeting will be sent to each participant by Fax or mail within seven (7) days of the meeting.

C. PROPOSAL SUBMITTAL.

Nine (9) copies of the complete proposal, including all other documents required to be submitted with the proposal, shall be enclosed in a sealed envelope or container clearly marked outside:

TRANSFER STATION OPERATION PROPOSAL

or its equivalent and be submitted to the County. No responsibility or liability will be attached to any County official, employee or agent for the premature opening of or failure to open any proposal not marked in accordance with this instruction.

D. SUBMITTAL DEADLINE.

Proposals must be received by 4:00 p.m., Monday, January 13, 2026, at the following address/location in order to be considered for purposes of evaluation and contract award:

Columbia County Public Works Department
1054 Oregon St
St. Helens, Oregon 97051

E. PROPOSAL OPENING.

All proposals received in compliance with the instructions of this RFP will be opened after the submittal deadline on Tuesday, January 13, 2026. Proposals will then be reviewed by the Public Works Director as to their completeness and form. Proposals found to be in compliance with requirements set forth in this RFP will be reviewed and scored by the Evaluation Committee the week of January 19, 2026. The time and place of the Evaluation Committee meeting is yet to be determined. Proposals received after the submittal deadline and/or proposals which are not prepared and filed in substantial compliance with the terms and conditions of this RFP will not be considered for evaluation or award of a contract.

F. MODIFICATION OR WITHDRAWAL OF PROPOSAL.

A proposal may not be modified, withdrawn or canceled by the proposer for a ninety (90) day period following the time and date designated for the receipt of proposals and proposer so agrees in submitting the proposal.

Prior to the time and date designated for receipt of proposals, proposals submitted early may be modified or withdrawn only by notice to the County at the place designated for receipt of proposals. Such notice shall be in writing and shall be signed by the proposer or its authorized representative.

Withdrawn proposals may be resubmitted up to the time designated for the receipt of proposals, provided that they are then fully in compliance with the RFP.

G. PROTEST PROCEDURES.

It is the responsibility of any Prospective Proposer to be familiar with the governing statutes, Oregon Administrative Rules, and County adopted rules applicable to this RFP, the procurement method, and the solicitation process. The County is not responsible for misunderstandings, misinterpretations, or other errors on the part of any Prospective Proposer that may impact their eligibility or ranking pursuant to this procurement. The protest requirements, outlined below, represent a Prospective Proposer's opportunities to protest the respective elements of this process. For each opportunity for protest, failure to submit a timely protest pursuant to the requirements herein constitutes a waiver on the part of the Prospective Proposer for raising later protests with respect to that opportunity.

1. SOLICITATION (RFP) PROTEST REQUIREMENTS

Prospective Proposer may submit a written protest of anything contained in this RFP, including but not limited to, the RFP process, Specifications, and the proposed Sample Contract. The protest must be received by the SPC no later than seven (7) days before Closing. This is the Prospective Proposer's only opportunity to protest the provisions of the RFP, except that Proposer may protest Addenda issued less than nine (9) days before Closing as provided below for Late Addenda. Proposer may take exception to the terms and conditions of the Sample Contract as set forth in the Negotiations Section. Solicitation protests shall comply with the requirements of OAR 137-048-240(1).

2. PROTESTS TO LATE ADDENDA

In the event that an addendum is issued less than nine (9) days before Closing, Prospective Proposer may submit a written protest of anything contained in that Addendum to the SPC by 3 p.m. Pacific Time of the second Business Day or the date and time specified in the respective Addendum, or they will not be considered. Protests of matters not added or modified by the respective Addendum will not be considered. Late Addenda protests shall comply with the requirements of OAR 137-048-240(1).

3. AWARD PROTEST REQUIREMENTS

Each Proposer shall be emailed or mailed a copy of the Notice of Intent to Award document. A Proposer that claims to have been adversely affected or aggrieved by the selection of the highest ranked Proposer shall have six (6) calendar days after the date of the Notice of Intent to Award to file a written protest of the selection with the SPC. To be adversely affected or aggrieved, a protester must claim that the protester was the highest ranked Proposer eligible for selection, *i.e.*, the protester must claim that all higher ranked Proposers were ineligible for selection because their Proposals were non-responsive or the Proposers are non-responsive. The County shall not consider a selection protest not timely submitted. Award protests shall comply with the requirements of OAR 137-048-240(2).

4. REVIEW OF PROTESTS; COSTS AND DAMAGES

The Public Works Department shall have the authority to settle or resolve a written protest submitted in accordance with these paragraphs. The Public Works Director, or the

Director's designee, shall promptly issue a written decision on the protest. Review of the Department's disposition of a written protest shall be available by filing a written request for review with the Board of County Commissioners within seven (7) calendar days.

All costs of a protest shall be the responsibility of the protestor and undertaken at the protestor's expense. The County shall not be liable for a Proposer's damages or costs for filing the protest or to any participant in the protest, on any basis, express or implied.

H. PUBLICITY.

No proposer shall issue any news release or otherwise seek publicity regarding this request unless or until prior approval in writing is obtained from the Public Works Department.

I. SUBMITTAL COSTS.

The cost of submittals and any other expenses related to this RFP, including travel for interviews or inspections, shall be entirely the responsibility of the proposer.

J. RECYCLABLE PRODUCTS.

The Contractor shall use recyclable products to the maximum extent economically feasible in the performance of the contract work set forth in this document. All materials used in assembling the proposals should be easy to disassemble for recycling.

SECTION V PROPOSAL RESPONSE

The submitted written proposal must utilize the following format and content detail: all proposals are to be typed in 8 ½" x 11" format, each of the required sections are to begin a new page and be separately tabbed and each page shall be numbered in sequence. Nine (9) copies of the proposal will be initially required.

A. TITLE PAGE.

The name and signature of the proposing company's authorized representative, as well as his/her address and telephone number, must be provided. The proposal must be dated on this page.

The authorized representative will state that the proposal is in compliance with all requirements set forth in the RFP and, in addition, must certify, in writing, acceptance of and responsibility

for the following:

1. All data presented in the proposal is accurate and complete.
2. Acknowledgment that the proposer has read and understood the RFP and the proposal is made in accordance with the contents of the RFP unless otherwise noted in the proposal.
3. The proposal and prices contained in the proposal shall be valid for ninety (90) days after submission of the proposal.
4. The cost of submittals and any related expenses, including travel for interviews or inspections, shall be entirely the responsibility of the proposer.

The discovery of any significant inaccuracy in information submitted by the proposer shall constitute good and sufficient cause for rejection of proposal.

B. TABLE OF CONTENTS.

A listing of all major and sub-major topics and associated page numbers must be included.

C. STATEMENT OF QUALIFICATIONS AND COMPANY BACKGROUND.

Provide a brief explanation of why your firm is particularly qualified to operate the transfer station, provide transportation and disposal of solid waste, and provide recycling depot services. Provide a brief history of the company including:

1. Years in business under present name and previous names.
2. Whether the company is a corporation, partnership, or other type of organization.
3. Names of officers of the company.
4. Name and address of the main office and regional or local office location.
5. Number of employees at each office.
6. Annual audited financial statement or report for the last complete business year.

D. PROPOSED ORGANIZATION STRUCTURE BUSINESS PLAN FOR THE STATION.

Based on the information provided in this proposal and any independent research conducted by your firm, state the following:

1. How you would organize management and staff to properly control and oversee operations.

2. What methods and processes you would incorporate to help meet the County’s goal of 32% for recycling and reuse as established by DEQ rules and regulations.

3. Innovative ideas, if any, your company would recommend for this transfer station operation.

4. Equipment needs for this transfer station and how your company plans to provide it

E. FINANCIAL PROPOSAL.

Detail your company’s plan for compensation by fixed management fee for each year of a ten (10) year contract term and optional five (5) year renewal in the following format:

Ten (10) YEAR CONTRACT								
Year	2026	2027	2028	2029	2030	2031	2032	2033
Fixed Fee								

Ten (10) YEAR CONTRACT (continued)								
Year	2034	2035						
Fixed Fee								

OPTIONAL FIVE (5) YEAR RENEWAL CONTRACT					
Year	2033	2034	2035	2036	2037
Fixed Fee					

F. LIST OF SIMILAR SIZED TRANSFER STATIONS UNDER MANAGEMENT.

Provide a list of Transfer Stations of similar size which are under the management of the same local or regional management group. For each transfer station explain the services provided and what innovative ideas, if any, were incorporated into the operating plan. Provide the name, position title and telephone number of a person from the client organization who could be contacted as a reference.

G. INSURANCE AND BONDING.

Provide evidence of insurability or actual coverage for the minimum insurance and bonding requirements stated in Section III, above.

SECTION VI EVALUATION AND SELECTION

A. EVALUATION COMMITTEE.

An evaluation committee, composed of five (5) to seven (7) persons, will review, evaluate and score the proposals.

B. EVALUATION CRITERIA.

The Evaluation Committee will review, evaluate and rank the proposals which are in substantial compliance with RFP procedures and requirements based on the following criteria and scoring:

1. Statement of qualifications and company background	30
2. Organizational structure and business plan	30
3. Similar transfer stations under management	10
4. Financial proposal	30
5. Insurance and Bonding	Required
 Total Points	 100

The County reserves the right to seek clarification of each proposal it sees fit to evaluate.

C. REFERENCES.

Based on the initial evaluation and ranking, references will be contacted for the top ranked firms.

D. INTERVIEWS.

The top-ranking firms will be interviewed by the Evaluation Committee.

Based on the initial evaluation and ranking, the top ranked firms will be invited to attend interviews on a date to be announced. Firms selected for interviews will be notified as soon as possible. It is anticipated that interviews will be scheduled the week of January 19, 2026. Based on results of the interviews and reference checks, the Evaluation Committee will make a final recommendation to the Columbia County Board of County Commissioners.

E. NEGOTIATIONS.

The Columbia County Board of Commissioners will select a firm with which to negotiate a contract. The final contract will be negotiated with and prepared by the County Counsel for Columbia County. Submission of a proposal constitutes the Proposer's agreement to enter into the County's form of contract, a sample of which is attached as Attachment 2. Contract negotiations with the highest ranked proposer will be directed toward obtaining written agreement on:

1. The Contractor's tasks, staffing, and performance schedule; and
2. A maximum not-to-exceed contract price, which is consistent with the Contractor's proposal, and fair and reasonable to the County, taking into account the estimated value, scope, complexity, and nature of the services.

Negotiations may be formally terminated if they fail to result in a contract within a reasonable amount of time. Negotiations will then ensue with the contractor with the second highest ranked proposal.

F. SELECTION.

The County reserves the right in its sole discretion to:

1. Reject any or all Proposals or cancel this procurement and/or reject any or all proposals in accordance with ORS 279B.100
2. Waive minor irregularities in the proposals received.

4. Accept all or any part of a proposal in principle, subject to negotiation of the final details. In particular, the County reserves the right to negotiate fee proposals.
5. Negotiate a final contract which is in the best interest of the County.

G. NOTICE OF INTENT TO AWARD

The County will issue a notice of intent to award a contract in accordance with ORS 279B.135 at least seven (7) days before the award of the contract, unless the County determines that seven days is impractical. The County will send its notice of intent to award to all proposers.

**SECTION VII
CONTRACT**

The contract will be prepared by the Columbia County Counsel's Office, and submission of a proposal constitutes the proposer's agreement to enter into the County's form of contract. The final contract will consist of the County's contract, a sample of which is attached as Attachment 2 and incorporated herein by this reference, and the following contract documents:

- Exhibit A - Transfer Station Fee Schedule [*Attachment 1 to this RFP*]
- Exhibit B - This Request for Proposals
- Exhibit C - Contractor's Proposal

Attachment 1 – Columbia County Transfer Station Fees

COLUMBIA COUNTY TRANSFER STATION
1601 Railroad Ave, St Helens, OR
RATES
Effective July 1, 2025

SOLID WASTE RATES:

Commercial Tipping Fee	\$ 112.36 /ton
Self-Haul	
Minimum up to 320 lbs.	\$ 27.48
Over 320 lbs.	\$ 167.19 /ton
Senior Rate up to 320 lbs.	\$ 16.91

Yard Debris

Minimum up to 860 lbs.	\$ 27.48
Over 860 lbs.	\$ 65.65 /ton

Unsecured Load* \$ 19.00

SPECIAL HANDLING FEE \$ **80.00 Boat/RV** **Call Transfer Station at (503) 397-9811 for RV disposal requirements.**

(This fee does not include disposal rate and charges for freon/emptying tanks)

RECYCLING:**Commodity**

Antifreeze	<u>\$1.65/gallon</u> (in leak-proof container) **
Automotive Batteries	<u>\$2.70/each</u> (no broken or leaking batteries) **
Fluorescent Tubes	<u>\$0.20/ft.</u> **
Paint (Latex, Oil, Acrylic, Stains)	<u>FREE</u> (in containers of 5 gallons or less) ***

Medical Sharps

FREE in certified containers. Medical Sharps are accepted for disposal during normal operations provided they are dropped off in certified containers. Certified containers are available at **no** cost at the Transfer Station Scale House to **Columbia County residents only.**

Refrigerant Appliances

\$26.30/each (Refrigerators, Freezers, A/C units)

Tires:	- Passenger Car off-rim	<u>\$5.20/each</u>
	- Passenger Car on-rim	<u>\$10.50/each</u>
	- Semi/Tractor off-rim	<u>\$15.70/each</u>
	- Semi/Tractor on-rim	<u>\$26.20/each</u>

(Bicycle, motorcycle, and solid core tires = garbage rate)

Used Motor Oil

FREE (placed in leak proof containers)

Used Oil Filters

\$1.15/each (drained, bagged & placed with used motor oil)

* For more information on securing your load visit the Columbia County Solid Waste webpages at the link below.

** These items are subject to change **BUT** are accepted for **FREE** during the Household Hazardous Waste (HHW) Collection Events. For upcoming HHW event date/times visit the Columbia County Solid Waste webpages at the link below.

*** For more information on paint products accepted during at Transfer Station hours and at HHW events visit the Garbage and Recycling section of the Columbia County Website at: <https://www.columbiacountyor.gov/departments/SolidWaste>.

Attachment 2 – Sample Contract

Sample Contract

**AGREEMENT FOR THE OPERATION OF THE SOLID
WASTE TRANSFER STATION**



BY AND BETWEEN

**COLUMBIA COUNTY
AND
CONTRACTOR**

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AGREEMENT FOR THE OPERATION OF THE SOLID WASTE TRANSFER STATION BY AND
BETWEEN COLUMBIA COUNTY AND CONTRACTOR

This Agreement is made and entered into by and between Columbia County, a political subdivision of the state of Oregon, (hereinafter referred to as the "County") and Contractor, (hereinafter referred to as the "Contractor") for the operation of the Columbia County Solid Waste Transfer Station.

WITNESSETH:

IT IS HEREBY AGREED by and between the above-mentioned parties, in consideration of the mutual promises hereinafter stated, as follows:

- I. DEFINITIONS. For purposes of this Agreement, the following words or phrases shall have the following meaning:
 - A.
 - A. "Acceptable Waste" shall mean any and all waste that is Solid Waste as defined in ORS 459.005, as amended, (but is not Unacceptable Waste as defined herein) and which, in compliance with all applicable governmental licenses and permits, may be received at the Transfer Station, including Municipal Solid Waste, and Recyclable Materials.
 - B. "Ash" shall mean that material remaining after incineration of Municipal Solid Waste, including bottom ash and fly ash. "Ash" does not include ashes from residential burning, such as fireplaces and barbecues.
 - C. "Biomedical Waste" shall mean waste that may be reasonably considered infectious, pathological or biohazardous. Such waste may originate from hospitals, public or private medical clinics, dental offices, departments of research laboratories, pharmaceutical industries, blood banks, forensic medical departments, mortuaries, and veterinary facilities. Such waste includes equipment, instruments, utensils, fomites, laboratory waste (including pathological specimens and fomites attendant thereto), surgical facilities, equipment, bedding and utensils (including pathological specimens and disposal fomites attendant thereto), sharps (hypodermic needles, syringes, etc.), dialysis unit waste, animal carcasses, offal and body parts, and biological materials (vaccines and medicines).
 - D. "Confidential Information" shall mean information designated as confidential in this Agreement or subsequently identified and accepted as confidential as provided in Section XVI of this Agreement.
 - E. "DEQ" shall mean the Oregon Department of Environmental Quality.

- F. “Designated Haulers” shall mean the companies who are granted the exclusive right or franchise to collect Municipal Solid Waste within Columbia County and deliver it to the Columbia County Transfer Station.
- G. “Disposal Fee” shall mean the amount payable to a Disposal Site for disposal of Solid Waste.
- H. “Disposal Site” shall mean a legally permitted solid waste disposal facility approved by the County.
- I. “Dry Waste” shall mean all non-putrescible waste wood, wood products, printed materials, paper, pasteboard, rags, straw, used and discarded clothing, packaging materials, ash from residential burning, floor sweepings, glass, construction, demolition debris, land clearing debris and other similar waste materials not including Garbage, Hazardous Waste, or Yard Waste.
- J. “E-Waste” shall mean waste having as its primary content electronic circuit boards or other electronic equipment such as video monitors, computers and other electronic devices.
- K. “Environmental Laws” shall mean all federal and state statutes, rules and regulations and local laws, rules and regulations concerning public health, safety and the environment, including but not limited to: the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. Section 9601 et seq; the Resource Conservation and Recovery Act, 42 U.S.C Section 6901; the Federal Clean Air Act, 42 U.S.C. Section 7401 et seq; the Federal Clean Water Act, 33 U.S.C Section 1351 et seq.; the Emergency Planning and Community Right to Know Act, 42 U.S.C Section 1101 et seq.; and the Occupational Safety and Health Act, 29 U.S.C Section 651 et seq.
- L. “Force Majeure” except as otherwise set forth in the Agreement, force majeure shall mean acts of God, landslides, lightning, forest fires, storms, floods, freezing, earthquakes, civil disturbances, strikes, lockouts or other industrial disturbances (except strikes and lockout disturbances involving Contractor’s employees, affiliates and affiliates’ employees), acts of the public enemy, wars, blockades, public riots, explosions, materials or equipment shortage (but not including a shortage of solid waste), or damage to or destruction of the Transfer Station as a result of events described herein or other similar causes which are not reasonably within the control of the Contractor. A Force Majeure event shall not include damage to or destruction of the Transfer Station when the damage or destruction is caused by any of the

following events: operational error, lack of preventative maintenance or careless or improper operation. A Force Majeure event shall not include events that could have been avoided if Contractor took reasonable precautions to avoid being affected.

- M. “Garbage” shall mean putrescible animal, fish, food, fowl, fruit or vegetable matter, or any product resulting from the preparation, storage, handling or consumption of such materials.
- N. “Hazardous Waste” shall have the meaning set forth in ORS Chapter 466 or any successor thereto, and/or any matter that is required to be accompanied by a written manifest or shipping document describing the waste as a “hazardous waste” or “dangerous waste”, pursuant to any state or federal law including, but not limited to, the Resource Conservation and Recovery Act, 42 U.S.C., Section 6901, et seq., and the Hazardous Waste Management Act, ORS Chapter 466, as amended, and the regulations promulgated thereunder.
- O. “Household Hazardous Waste” shall have the meaning set forth in 40 CFR Section 261.5 and ORS Chapter 459, or any successor thereto.
- P. “Municipal Solid Waste” shall mean all substances or material that are discarded or rejected as being spent, useless, and worthless or in excess of the owner’s needs at the time of disposal, including but not limited to, all putrescible and non-putrescible solid and semi-solid waste including Garbage, Yard Waste, bulky wastes, industrial wastes, demolition and construction wastes, grit and sweepings from a Water Pollution Control Plant. These materials are generated by residential, commercial, industrial, institutional, municipal, agricultural and other activities not otherwise restricted in a RCRA Subtitle D landfill by state or federal regulations. “Municipal Solid Waste” does not include Hazardous Waste, Biomedical Waste, Ash, materials which are not set out or otherwise offered for collection by waste generators, Source Separated Recyclable Materials, or materials segregated for processing and recycling at the Transfer Station.
- Q. “Opportunity to Recycle” shall mean the provision by the County of a place for collecting source separated recyclable material in compliance with the requirements of ORS Chapter 459A and the administrative rules adopted thereunder that are applicable to the operation of a Recycling Depot located at a disposal site.
- R. “Participating Agencies” shall mean the County and Cities within Columbia County that have entered into an Intergovernmental

Agreement for the collection and disposal of Solid Waste within Columbia County.

- S. "Processing" shall mean reduction, separation, recovery, conversion, and reload and transport of Solid Waste.
- T. "Publicly Hauled Waste" and "Publicly Hauled Municipal Solid Waste" shall mean Acceptable Waste delivered to the Station by persons other than the Participating Agencies and their Designated Haulers.
- U. "Rate Schedule" shall mean the schedule of rates to be charged by Contractor to persons delivering Solid Waste to the Transfer Station, which schedule shall be set by the County and amended from time to time in accordance with the terms and provisions of this Agreement. The initial rates are attached hereto as Exhibit A and are incorporated herein by this reference.
- V. "Recyclable Materials" shall mean material that still has or retains useful physical, chemical, or biological properties after serving its original purpose(s) or function(s), and that can be reused, recycled, or composted for the same or other purpose(s).
- W. "Recycle; Recycling" shall mean the process of collecting, sorting, cleaning, treating and reconstituting materials and returning them in the form of raw material for new, reused or reconstructed products which meet the quality standards necessary to be used in the marketplace. "Recycle" or "Recycling" does not include transformation, except for the transformation of wood.
- X. "Recyclable Rich Loads" shall mean Municipal Solid Waste containing 90 percent (90%) or more Recyclable Materials by weight.
- Y. "Route Recyclable Materials" shall mean Recyclable Materials collected from commercial and residential routes by Designated Haulers as part of a curbside recycling program.
- Z. "Small Quantity Generator Waste" shall have the meaning set forth in 40 CFR Section 261.5.
- AA. "Solid Waste" shall mean solid waste as defined in ORS 459.005, as amended.
- BB. "Source Separated Recyclable Materials" shall mean Recyclable Materials which have been segregated into separate containers by the waste generator, the Designated Hauler or other persons prior to their delivery to the Transfer Station. Materials delivered to the Recycling Depot and materials collected by the Participating Agencies' Designated

Haulers as part of a curbside recycling program are included in Source Separated Recyclable Materials.

- CC. “Transfer Station” shall mean the Columbia County Transfer Station and Recycling Depot owned by Columbia County.
 - DD. “Transfer Station Grounds” shall mean the Columbia County Transfer Station Premises consisting of approximately 6.32 acres located at 36525 Railroad Avenue, St. Helens, Oregon, exclusive of the buildings thereon and equipment.
 - EE. “Transfer Station Premises” shall mean the Columbia County Transfer Station and Recycling Depot located at 36525 Railroad Avenue, St. Helens, Oregon, including, approximately 6.32 acres of Transfer Station Grounds, the buildings located thereon and equipment.
 - FF. “Transformation” shall mean incineration, pyrolysis, distillation, gasification, or biological conversion other than composting.
 - GG. “Unacceptable Waste” shall mean any and all waste that is either (1) Solid Waste which is prohibited from being received at the Transfer Station by state, federal or local law, regulation, rule, code, ordinance, order, permit or permit condition; or (2) Hazardous Waste as defined above except medical sharps which may be dropped off and processed as further specified herein.
 - HH. “Waste” shall mean any material considered to be useless, unwanted or discarded by the person who last used the material for its intended and original purpose.
 - II. “White Goods” shall mean kitchen stoves, water heaters, refrigerators, dishwashers, washing machines and clothes dryers.
 - JJ. “Yard Waste” shall mean tree trimmings, grass cuttings, dead plants, leaves, branches and dead trees, and similar organic materials.
- II. EFFECTIVE DATE. The Effective Date of this Agreement shall be the date that the Agreement is last signed below.
- III. TERM. Operations under this Agreement shall begin on March 6, 2026 (“Operation Date”). The Agreement shall expire on March 5, 2036, unless earlier terminated as provided in herein. The County may, in its sole discretion, extend the Term of this Agreement for up to five years by delivering to Contractor a written notice stating that the County elects to extend the Term and specifying the length of the extension.

IV. CONTRACT DOCUMENTS. The following documents are attached hereto and by this reference are incorporated into this Agreement:

- Exhibit A: Transfer Station Fee Schedule
- Exhibit B: Request for Proposals, including addenda
- Exhibit C: Contractor's Proposal

In the event of conflict between this Agreement and Exhibits B and C, this Agreement shall control, followed by Exhibit B, followed by Exhibit C.

V. LICENSE.

- A. The County hereby grants to Contractor a License to enter onto the Transfer Station Premises for the purpose of operating the Transfer Station according to the terms of this Agreement. The License shall be in effect during the Term of this Agreement and any extension thereof and shall automatically be revoked upon the expiration or termination of this Agreement and any extension pursuant to Section III of this Agreement.
- B. Any fixtures affixed by Contractor during the term of the License shall remain the property of the Contractor except as specifically provided otherwise herein. Any such fixtures shall be removed at Contractor's sole cost and expense upon the expiration or termination of this Agreement. Contractor shall repair any physical damage resulting from the removal of any fixtures. If Contractor fails to remove such fixtures, the County may do so and charge the cost to Contractor with interest at the legal rate from the date of expenditure.
- C. Upon expiration or termination of this Agreement, Contractor shall immediately remove all furnishings, furniture, and fixtures that remain Contractor's property, unless otherwise agreed to in writing by the County. If Contractor fails to do so:
 - 1. Contractor will be deemed to have abandoned the property, and the County may retain the property and all rights of the Contractor with respect to it will cease; or
 - 2. County may elect to hold Contractor to its obligation of removal by notice in writing given to Contractor within 20 days after removal was required. If the County elects to require the Contractor to remove, the County may affect a removal and place

the property in public storage for Contractor's account. Contractor will be liable to the County for the cost of removal,

transportation to storage, storage costs, and interest at the legal rate on all such expenses from the date of expenditure by the County.

- D. Failure of Contractor to remove fixtures, furniture, furnishings, or trade fixtures that Contractor is required to remove under this Agreement will constitute a failure to vacate, entitling the County to damages if such failure interferes with the occupancy of the Premises by the County or the County's contractor.
- E. County has installed a 70' Platform Scale (the "Scale") at the weigh house. The Scale is adequate for use in the Transfer Station. County's SSI Compactor (the "Compactor"). Both the Scale and the Compactor are affixed to the realty and are adequate for use in the Transfer Station.

VI. TRANSFER STATION OPERATIONS. Contractor shall operate the Transfer Station as follows:

A. WASTE AND RECYCLABLES TO BE ACCEPTED

Contractor shall receive and accept only the following Waste at the Transfer Station:

1. Acceptable Waste, as defined herein, including Municipal Solid Waste, and Recyclable Materials delivered to the Transfer Station by Participating Agencies within Columbia County through their Designated Haulers; and
2. Publicly Hauled Waste delivered to the Transfer Station by the public.
3. Source-separated recyclable materials delivered by residents of or businesses operating within the County.
4. Medical sharps in approved containers delivered to a designated drop off receptacle at the Transfer Station during regular Transfer Station hours, as well as the handling and disposal of medical sharps in compliance with applicable State and Federal regulations.

- B. Contractor shall process Waste and Recyclables described in VI(A)(1)-(3), above, received at the Transfer Station for disposal by the transportation and disposal contractor at the proper disposal facility, or for Recycling, as provided herein.
- C. Contractor shall hire adequate personnel to operate the Transfer Station in accordance with the terms of this Agreement. Contractor shall require its employees to be appropriately dressed, courteous and respectful at all times. A minimum of two (2) of Contractor's employees shall have at least 40 hours of HAZMAT training prior to the Operation Date and such employees must receive refresher training throughout the Term of this Agreement. If any Transfer Station official, agent or employee is suspected by either party of violating any provision of this Agreement, Contractor shall consult with the County to determine whether such official, agent or employee is suitable to remain on site. Upon reasonable request of the County, Contractor shall remove such officer, agent or employee permanently from the Transfer Station Premises.
- D. Within 60 days of execution of this Agreement, Contractor shall develop a Transfer Station Operations Plan that is acceptable to the County and shall be approved by the County in writing prior to implementation. The Operations Plan may be amended upon agreement of the parties in writing, except that no provision of this Agreement may be amended through the Operations Plan. At all times during the term of this Agreement, Contractor shall comply with the provisions of the Operations Plan, as amended. Should any provision of the Operations Plan conflict with any provision of this Agreement, this Agreement shall control.
- E. Contractor shall develop a Hazardous Waste Exclusion Program (the "HWEP") that is acceptable to the County and meets the requirements of the DEQ and all other applicable state, local and federal laws. The HWEP shall comply with all DEQ permit requirements as set forth in the County's permit. The HWEP shall be included in the Operations Plan and shall be incorporated therein by reference. The plan is to be implemented in a diligent, reasonable and non-discriminatory manner. Suitable areas and facilities for temporary storage of materials that are discovered through the HWEP (or otherwise) and cannot be processed at the station or accepted at the disposal facility are to be provided.

The safe and lawful disposal of such waste is to be provided for. Payment for this service will be part of the total compensation package. This activity will be coordinated with an on-site hazardous waste collection and storage program using the HHW facility.

F. Contractor shall continue the ReUse Program currently existing at the transfer station. This includes the designation of one employee that is forklift and loader certified that will be responsible for diverting reusable items from the tipping floor to the reuse center for use by local nonprofit organizations. Other job requirements include:

1. Communicating to customers the purpose of the program, the direction of traffic flow and recycling education,
2. Assisting customers with the unloading of items if needed,
3. Weighing each item diverted into the program using the forklift scale,
4. Tracking when each item is added and removed from the reuse center containers,
5. Organizing each item based on amount of time stored in the reuse center, and throwing away items that have been in reuse center for more than a month (can be changed accordingly)
6. Maintaining a spreadsheet or log of reusable items diverted to the reuse center including photos and weights with date in/out information

G. DAYS AND HOURS OF OPERATION

1. Contractor shall operate the Transfer Station every day of the year except for Sundays, January 1st, the 4th Thursday in November, and December 25th (the "holidays").
2. Contractor shall operate the Transfer Station for a minimum of nine (9) hours per day, Monday through Saturday, between the hours of 8:00 a.m. and 5:00 p.m. However, Contractor may close the Transfer Station at or after 1:00 p.m. on Memorial Day, Independence Day, Labor Day, Christmas Eve and New Years' Eve.

H. RECYCLING DEPOT. Contractor shall establish and operate a Recycling Depot at the Transfer Station to receive Recyclable Materials that are delivered to the Transfer Station. The Recycling Depot shall be operated in a manner that meets the County's obligations to provide an Opportunity to Recycle.

1. Contractor shall accept at the Recycling Depot for recycling all materials on the uniform statewide collection list established under ORS 459A.914 that are designated for collection at a recycling depot. Contractor shall also accept for recycling:
 - a. Newsprint;
 - b. Glass bottles, jars and other beverage containers;
 - c. Aluminum;
 - d. Metals;
 - e. White goods;
 - f. Corrugated cardboard and kraft paper;
 - g. High grade office papers;
 - h. Mixed paper;
 - i. Tires;
 - j. Plastics;
 - k. Used motor oil from residential users;
 - l. Used automotive oil filters;
 - m. Anti-freeze;
 - n. E-waste;
 - o. Florescent tubes;
 - p. Latex/water-based paint;
 - q. Wood and yard waste.
2. Contractor may accept materials not listed in Section VI(H)(1), above if such materials have market value or if recycling of such materials meets or exceeds the avoided cost of disposing of such materials.
3. All costs associated with the diversion of Recyclable Materials shall be borne by Contractor. Revenues received by Contractor from the sale of such diverted materials shall not be payable to the County. Periodically items may be added or deleted from this list by the County.

I. RECYCLABLE MATERIALS PROCESSING

1. Contractor shall process all recyclable materials collected at the Transfer Station.
2. The station has been designed to provide certain space to segregate high-grade commercial loads or to customers that may deliver loads containing recyclable materials. Contractor shall use its best efforts to recover recyclable materials, which include wood waste, metals, cardboard, mixed paper and old newspaper (ONP), from non-putrescible recyclable rich loads (i.e., loads containing 90% or more of recyclable materials by weight).
3. Marketing of Recyclable Materials.
 - a. Contractor shall market, distribute and sell all recyclable materials received at the Transfer Station, including source-separated recyclable materials and materials recovered for recycling at the Transfer Station.
 - b. Contractor shall use its best efforts to market, promote and sell the recyclable materials.
 - c. Contractor shall transport recyclable materials routes which shall be selected to minimize inconvenience and disturbance to the neighborhood around the Transfer Station, including other local industrial activities and their respective traffic flows.
 - d. Contractor shall prevent recyclable materials from being spilled or scattered during transport. Contractor may subcontract Contractor's obligation under this section. However, Contractor shall continue to be responsible to the County for any such obligation. All transfer trailers shall be enclosed or have other appropriate covering to prevent spillage. If any recyclable materials are spilled, Contractor shall immediately clean up all spilled materials.
 - e. No source-separated recyclable materials shall be disposed of at a Disposal Site without the prior written consent of the County.

- f. Contractor shall store all recyclable materials in an orderly manner to protect against theft, deterioration, contamination, litter, visual impairment or other damage.

I. TRANSFER STATION RULES AND REGULATIONS.

Contractor shall operate the Transfer Station in accordance with all DEQ collection, recycling, processing and disposal procedures, rules and regulations.

J. TURNAROUND TIME FOR WASTE COLLECTION.

- 1. The Contractor shall use commercially reasonable efforts to operate the station to achieve the following turnaround goals:
 - a. All commercial vehicles entering the transfer station will be processed through the scale house weighing operation and transaction process in not more than ninety (90) seconds as measured from the vehicle's arrival on the scale.
 - b. All commercial vehicles will unload and depart from the station in no more than fifteen (15) minutes after leaving the scale house. The operation shall provide adequate space to safely discharge a load and depart.
 - c. All vehicles carrying publicly hauled waste will not wait any longer than two (2) minutes at the scale house and no more than five (5) minutes for an assigned disposal spot.
 - d. A best effort to maintain stalls and provide assistance and adequate space for public vehicles to unload at rate of five to seven (5-7) minutes per vehicle or ten (10) vehicles per hour per stall will be made.

K. FACILITY AND PREMISES MAINTENANCE AND REPAIR.

- 1. Contractor shall be responsible for the following:
 - a. Buildings. Routine maintenance and repair of buildings on

the Transfer Station Premises including, but not limited to the Transfer Station Building, Recycle Depot, Maintenance Building, Wash Bay and Scale House.

- b. Equipment. Maintenance and repair of equipment, whether fixed, or mobile, necessary to weigh, process, move and load all Acceptable Waste and process, move, load and transport recycling from the Transfer Station.
- c. Maintenance of the Transfer Station Grounds. All paper and other wind-blown waste shall be collected from the interior grounds, external fence line, wetlands, and from Railroad Avenue, as needed. Contractor shall maintain the cleanliness of the Transfer Station grounds, including the watering of trees, mowing of grass and cleanup of debris. Contractor shall remove snow as reasonably necessary to assure the safety of Transfer Station employees, permittees and guests. Contractor shall comply with any and all deed restrictions or permit requirements associated with the wetlands on the Transfer Station Premises.
- d. Repairs required due to damage to Premises caused by Contractor or Contractor's officers, agents, or employees. All damage to the Transfer Station Premises shall be reported to the County as soon as reasonably possible. Contractor shall be liable for all damage to the Transfer Station Premises caused by Contractor's officers, agents or employees.
- e. Repairs required due to damage to Premises caused by third parties. All damage to the Transfer Station Premises shall be reported to the County as soon as reasonably possible. Contractor shall be liable for all damages to the Transfer Station Premises caused by third parties.
- f. Compactor and Scale. All routine and non-routine maintenance and repair of the Compactor and the Scale, except as provided in Section VI(K)(1)(d) and (e).

2. The County shall be responsible for the following:
 - a. Landscaping except as specified in VI(K)(1)c, above.
 - b. Monitoring, maintenance and upkeep of wetlands located on the Transfer Station Premises.
 - c. Non-routine maintenance and repair of Transfer Station Premises except as provided in Section VI (K)(1)(d) and (e).

L. LOADING OF SOLID WASTE FOR TRANSPORTATION AND DISPOSAL.

1. Contractor will be responsible to shuttle empty trailers from the designated trailer staging area to the loading port area and connect with the compactor to be loaded. The contractor will load trailers and shall achieve a minimum payload on 25 tons. Once loaded to capacity and properly sealed to prevent spillage, the full trailers will be shuttled back to the trailer staging area. The Contractor shall supply a yard goat or comparable mobile equipment for shuttling trailers between the loading port and the staging area. Contractor is responsible to work with the Transportation and Disposal Contractor (TDC) to ensure loads leaving the Columbia Transfer Station meet state and federal road weight limits. Contractor is also required to use a standard of care to prevent damage to trailers beyond normal wear and tear.
2. The TDC is responsible for making available sufficient trailers for conducting daily Transfer Station operations. The Contractor will work with the TDC to coordinate operations to ensure the Transfer Station operates according to permit requirements and allows the TDC to transport waste off site on a set routine schedule.
3. Contractor is required to notify the County withing 24 hours of any events or disputes related to having trailers available and or any conflicts with TDC.

M. HOUSEHOLD HAZARDOUS WASTE SUPPORT.

Contractor shall staff and assist with the County's Household Hazardous Waste (HHW) programs held at the Transfer Station at the HHW facility. Contractor shall have no obligation to assist with and/or staff any HHW programs not held at the Transfer Station, or any HHW

programs held at the Transfer Station in excess of four (4) per calendar year.

VII. UTILITIES.

Contractor shall be responsible at its sole cost and expense for utilities related to the operation of the facility, including but not limited to water, sewer, electrical, and phone/cable utilities. However, the County shall be responsible at its sole cost and expense for any charges related to obtaining permits to connect the Transfer Station Premises to such utilities, and costs incurred to connect such utilities to the Transfer Station Premises.

VIII. CONTRACTOR'S REPRESENTATIONS AND WARRANTIES.

- A. Services. Contractor represents and warrants that Contractor will efficiently operate the Transfer Station and will provide the highest quality of services to both private and public customers
- B. Corporate Status. Contractor warrants that Contractor is a corporation duly organized in good standing under the laws of the State of Oregon, and is qualified to do business in the State of Oregon. Further, Contractor has the corporate power to provide the services required under this Agreement.
- C. Corporate Authorization. Contractor warrants that Contractor has taken all necessary actions as required by law, articles of incorporation, bylaws or otherwise to authorize the execution of this Agreement. Contractor warrants that the person signing this Agreement on behalf of Contractor has the authority to do so.
- D. Statements and Information in Proposal. Contractor warrants that Contractor's proposal, and information provided therein, is complete and accurate. Contractor further warrants that the Proposal neither contains any untrue statements of material fact nor omits any material fact necessary in order to make the statements made not misleading. Contractor acknowledges that the County is relying on Contractor's representations set forth in Section IX (A-D), above.

IX. TRANSFER STATION FEES.

- A. Contractor shall collect fees from all customers using the Transfer Station and shall keep complete and accurate records of users and fees collected. Contractor shall collect payments at the point-of-sale (scalehouse) by a trained scale technician. Contractor shall generate a three part sequentially numbered computer ticket for each transaction. However, Contractor is not required to generate a sequentially numbered computer ticket when customers are depositing recycling for which there is no charge. Contractor shall deliver all sequentially numbered computer tickets to the County at least weekly. The County shall report any discrepancy in the reported data to the Contractor's Operations Manager as soon as reasonably possible.

- B. Contractor may collect fees from Transfer Station Customers by Cash, Checks, and Customer Charge Accounts. Contractor shall be responsible for financial management of the Transfer Station, as follows:
 - 1. Contractor shall prepare cash and checks received at the Transfer Station gate on a daily basis for pickup by County. Contractor shall provide a daily accounting of gate transactions together with a reconciliation of the gate receipts, confirming the cash and checks picked up by County. Contractor shall be liable for the security of cash and checks received at the transfer station, except that Contractor shall not be liable for collecting non-sufficient funds.

 - 2. Responsibility for the financial management of the Transfer Station and processes followed by Contractor may be amended from time to time in the discretion of the parties upon amendment of the Operating Plan, including but not limited to changes in approved methods of payment, provided however that the following requirements may not be changed:
 - a. Contractor shall be responsible for cash and checks until such funds are actually received and verified by the County, except when a check is returned for non-sufficient funds.

 - b. Contractor shall provide any accounting information deemed necessary by the County for audit or reporting

purposes and shall make its records available for inspection at all reasonable times.

- c. Tipping Fees/Recycling Fees. Contractor shall collect fees from customers at the Transfer Station as set forth in Exhibit A, which is attached hereto and is incorporated herein by this reference. The solid waste fees contained in Exhibit A may be amended by the County at any time by order of the Board of County Commissioners. Recycling fees contained in Exhibit A may be amended by written agreement of the Columbia County Solid Waste Administrator.
- d. On or before the fifteenth (15th) day of each month, Contractor shall submit to the County a report showing the fees received during the preceding month for Acceptable Waste, Recyclable Materials, and medical sharps.

X. CONSIDERATION.

- A. In consideration for operating the Transfer Station the County shall pay Contractor an annual fixed fee in the amount specified in Exhibit C (Contractor's Proposal) for each year of the contract term, which fees shall be prorated in the first and last years of the contract over a 12-month period. Unless otherwise agreed to in writing by the parties, the County shall pay Contractor in monthly installments based on invoices submitted by the Contractor.
- B. The fees set forth above, shall be the entire fee due and payable to Contractor for the services provided under this Agreement. This fee shall include all expenses. This Agreement is subject to the appropriation of funds by the County, and/or receipt of funds from state and federal sources. In the event sufficient funds shall not be appropriated, and/or received by the County for the payment of consideration required to be paid under this Agreement, the County may terminate this Agreement pursuant to Section XII(F). This Agreement is expressly subject to the debt limitation of Oregon counties set forth in Article XI, Section 10 of the Oregon Constitution and is contingent upon funds being appropriated therefor. Any provisions herein which would conflict with law are deemed inoperative to that extent.

XI. DEFAULT AND REMEDIES.

- A. Events of Default. Each of the following shall constitute an event of default:
1. Contractor fails to perform its obligations under this Agreement, or any present or future supplement of this Agreement, and except as otherwise stated herein, fails to cure such breach within thirty (30) days of receiving notice from the County specifying the breach Contractor shall immediately cure any default upon receiving notice from the County if such default endangers the health, welfare or safety of the public, and for events of default listed in XI(A)(2)-(8), below.
 2. There is a seizure or attachment of, or levy on, the Transfer Station Operating Equipment owned by Contractor.
 3. Contractor terminates or suspends acceptance of Solid Waste for any reason, including but not limited to, labor unrest including strike, work stoppage or slowdown, sickout, and picketing, for a period of more than two (2) consecutive days during normal Operating Hours; or acceptance of Recyclable Materials or medical sharps for more than three (3) consecutive days during its normal Operating Hours except when such termination or suspension is a result of a Force Majeure event. In the case of a Force Majeure event, Contractor shall notify the County in writing within five (5) days after the event. The notice shall specify the nature of the event, the expected length of time Contractor expects to be prevented from performing, and the steps that Contractor intends to take to restore its ability to perform. Contractor shall use its best efforts to remedy its inability to perform as quickly as possible.
 4. Contractor files a voluntary case for debt relief under any applicable bankruptcy, insolvency, debtor relief, or other similar law now or hereafter in effect, or if Contractor consents to the appointment of or taking of possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or similar official) of Contractor for any part of Contractor's operating assets or any substantial part of Contractor's property, or if Contractor makes any general assignment for the benefit of Contractor's creditors,

or shall fail generally to pay Contractor's debts as they become due or shall take any action in furtherance of any of the foregoing.

5. A court having jurisdiction enters a decree or order for relief against Contractor in any involuntary case brought before any bankruptcy, insolvency, debtor relief, or similar law now or hereafter in effect. Or, if Contractor consents or fails to oppose any such proceeding, or any such court enters a decree or order appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator (or similar official) of the Contractor or for any part of the Contractor's operating equipment or assets, or orders the winding up or liquidation of the affairs of the Contractor.
6. The Contractor's ability to perform is prevented or materially interfered with by a change in permit or law.
7. The Contractor accepts or receives Unacceptable Waste at the Transfer Station except medical sharps as provided in Section IV A3 herein. The Contractor may cure the inadvertent occasional receipt of Household Hazardous Waste by properly securing such Household Hazardous Waste in the Household Hazardous Waste Facility, so that there is no release of such waste.
8. There is a release of Hazardous Waste received or accepted at the Transfer Station either on-site or off-site, due to the negligence or willful misconduct of the Contractor.

B. Remedies Upon Default.

1. Suspension/Termination. Upon any Contractor Default, the County may suspend or terminate this Agreement, in whole or in part. Such suspension or termination shall be effective, upon delivery of written notice to Contractor or at such later date as may be established by the County. Notice shall be given in writing by the County's representative. Contractor shall continue to perform any portion of the Agreement not suspended or terminated.
2. Right to Perform. If the County suspends or terminates this Agreement the County shall have the right to perform and complete, by contract or otherwise, the work herein or such part thereof as it may deem necessary.

3. License. Upon termination or suspension of this Agreement, Contractor shall no longer be permitted to occupy or utilize the Transfer Station, or portions thereof, and shall immediately vacate the premises unless arrangements to occupy the premises are made prior to the termination or suspension date.

4. Remedies Not Exclusive. The County's right to cure, and to suspend or terminate this Agreement are not exclusive. The

County's exercise of one such right shall not preclude the pursuit of other remedies in law or in equity, for damages or otherwise.

XII. MISCELLANEOUS

A. Permits. The Contractor shall obtain and/or maintain the licenses, permits and approvals from federal, state, regional and local agencies necessary for the operation of the Transfer Station required by this Agreement. The Contractor shall keep all licenses, permits and approvals in force and comply with their terms, including any that may require improvements or modifications in operating procedures, annual reporting, inspections, periodic visual monitoring, stormwater sampling or other related information. The Contractor is required to keep the County fully informed as to the permit status and status of compliance with any annual permit maintenance requirements for any local, State or Federal permits required to operate the Transfer Station. The Contractor shall comply with and complete any mitigation measures or conditions as stipulated in any permit. Notwithstanding anything contained herein to the contrary, any capital improvements needed to be made to the Transfer Station Grounds or Transfer Station Premises as a result of compliance with the DEQ facility permit or the DEQ 1200Z stormwater permit shall be at the sole cost and expense of the County. Notwithstanding the foregoing or anything to the contrary contained herein, the Contractor shall have no obligation or liability associated with the facility or stormwater permit compliance (including, but not limited to, improvements and modifications) to the extent resulting from the acts of County or any other third party prior to or after the term of this Agreement. County and Contractor acknowledge and agree that Contractor shall not be liable for compliance with the facility or stormwater permit to the extent arising from environmental issues that occurred prior to the term of this Agreement.

- B. Equipment. Contractor shall at all times provide sufficient vehicles and equipment to perform the work required by this Agreement in a safe and efficient manner. Equipment must be suitable in design and construction for heavy-duty service at a solid waste transfer station. All vehicles and other equipment shall be in good operating order. Such vehicles and equipment shall comply with all applicable laws and regulations and shall meet safe operating standards.

- C. Personnel. Contractor shall employ qualified, competent equipment operators, maintenance, supervisory, and clerical laborers and other personnel in sufficient numbers to perform the work required by this Agreement. Staff levels shall be sufficient to provide continued and uninterrupted operation and maintenance of the Transfer Station as well as for the loading of Solid Waste into transport vehicles for the transportation and disposal of same by the transportation and disposal contractor and Recyclable Materials to market and medical sharps to an approved disposal or recycling site in a safe and efficient manner.

- D. Title to Waste. Title to Acceptable Waste shall immediately pass to the Contractor once it has been accepted at the Transfer Station pursuant to the procedures contained in the specifications in this Agreement and the Operating Plan. Title to Unacceptable Waste shall remain with the generator and/or hauler of such Unacceptable Waste and shall never vest in the Contractor. The County shall not be deemed to own or hold title to any Waste received or accepted at the Transfer Station by Contractor.

- E. Indemnity, Insurance, Bonding.
 - 1. Indemnification. Contractor shall indemnify, defend and hold harmless the County, its officers, agents and employees, from and against any and all loss, liability, penalty, forfeiture, claim, demand, action, proceeding, or suit of any and every kind and description arising directly or indirectly from Contractor's performance or failure to perform its obligations under this Agreement or in any way arising from any and all licenses granted herein and use of County property pursuant thereto, any acts or omissions of Contractor, its officers, agents or employees, subcontractors of any tier, and servants, or the failure of Contractor, its officers, employees, subcontractors of any tier, agents or servants to comply in any respect with the provisions

and requirements of all applicable permits, licenses, laws, statutes, regulations, ordinances, codes, orders and all other legal requirements of federal, state, regional, county and local government authorities and agencies having jurisdiction over the relevant activities. However, Contractor shall not be required to indemnify the County to the extent that the claim arises out of the sole negligence or intentional misconduct of the County, its officers, agents or employees. Contractor's duty to defend hereunder shall survive the expiration or other termination of this Agreement.

2. Insurance. Contractor shall, at its own cost and expense, procure from an insurance company or companies licensed in the state of Oregon and shall maintain in full force and effect at all times during the Term of this Agreement, and any extension thereof, the following minimum amounts of insurance:
 - a. Workers' Compensation insurance covering its employees in statutory amounts and otherwise in compliance with the laws of the state of Oregon. Contractor shall maintain Employer's Liability insurance in an amount not less than One Million Dollars (\$1,000,000) per accident or disease.
 - b. Comprehensive general liability insurance in the amount of \$2,000,000 with aggregate limit of not less than \$3,000,000. Such insurance shall be primary and non-contributory to any insurance maintained by COUNTY. Such insurance shall provide coverage for contractual liability and completed operations. A cross-liability clause shall be included in the policy.
 - c. Comprehensive automobile liability insurance with owned, hired, and non-owned vehicles in the minimum amount of \$2,000,000.
 - d. Pollution Liability Insurance, including Asbestos Liability Insurance, covering Contractor's liability for bodily injury, property damage, and environmental damage resulting from "sudden accidental" or "gradual" pollution and related cleanup costs incurred by Contractor, all arising out of the work or services (including the transportation risk, when applicable) to be performed under this contract.

Combined single limit per occurrence shall not be less than \$2,000,000, or the equivalent. Annual aggregate limit shall not be less than \$3,000,000.

- e. Comprehensive (fire, theft, and collision) Physical Damage insurance covering Contractor's equipment and other property used to provide service to the County under this Agreement and provide for payment to the County for loss of or damage to the Transfer Station Premises, fixtures, buildings and equipment.
3. Cancellation. All insurance policies shall have an endorsement naming Columbia County, its officers, agents and employees as additional insureds. Contractor shall give the County thirty (30) days prior written notice in the event of cancellation, reduction in coverage, or non-renewal of any of the above insurance policies.
 4. Certificates of Insurance. Prior to the Operation Date, Contractor shall submit to the County certificates of insurance for each policy outlined above showing the type and amount of coverage, effective dates and dates of expiration, and all required endorsements. Such certificates, with the exception of workers' compensation, shall name Columbia County, its officers, agents and employees as additional insureds. Contractor shall furnish renewal certificates to the County to demonstrate maintenance of the required coverage throughout the Term of this Agreement.
 5. Subcontracts. In the event that any services provided under this Agreement are subcontracted, Contractor shall require each subcontractor to comply with the insurance requirements of this Agreement.
 6. Performance Bond. Prior to the Operation Date Contractor shall file with the County a bond securing Contractor's faithful performance of its obligations under this Agreement. The principal sum of the bond shall be Four Hundred, Twenty-five Thousand Dollars (\$425,000). The bond shall be executed surety by a corporation authorized to issue surety bonds in Oregon which shall be

satisfactory to the County. The bond shall be kept in effect for the duration of this Agreement and any extensions.

F. Termination. This Agreement may be terminated at any time in whole or in part by mutual consent of both parties. The County may terminate this Agreement in whole or in part, effective upon delivery of written notice to Contractor, or at such later date as may be established by the County under the following conditions:

1. If Contractor defaults on its obligations under this Agreement and fails to cure said default as set forth in Section XI, above.
2. If any license or certificate required by law or regulation to be held by Contractor to provide the services required by this Agreement is for any reason denied, revoked, or not renewed.
3. In the event sufficient funds are not appropriated and/or received by the County for the payment of consideration required to be paid under this Agreement.
4. The County directs the Contractor to cease performing one or more types of services pursuant to Section XII(K), below. The rights and remedies of the County related to any breach of this Agreement by Contractor shall not be exclusive, and are in addition to any other rights and remedies provide by law or under this Agreement. Any termination of this Agreement shall be without prejudice to any obligations or liabilities of either party already accrued before such termination. Upon termination, Contractor shall return any unearned Operating Fees which shall be prorated on a daily basis.

G. Waiver. The failure of the County to enforce any provision of this Agreement shall not constitute a waiver by the County of that or any other provision of the Agreement.

H. Notice. All notices, demands, requests, proposals, approvals, consents and other communications which this Agreement requires, authorizes or contemplates shall be delivered to the parties' representatives by first class mail, postage prepaid at the following addresses, except as specifically stated otherwise herein.

- I. Counterparts. This Agreement may be executed in several counterparts (facsimile or otherwise) all of which when taken together shall constitute one agreement binding on all Parties, notwithstanding that all Parties are not signatories to the same counterpart. Each copy of this Agreement so executed shall constitute an original.

- J. Electronic Signatures. The Parties agree that signatures showing on PDF documents, including but not limited to PDF copies of the Agreement and amendments, submitted or exchanged via email are “Electronic Signatures” under ORS Chapter 84 and bind the signing Party and are intended to be and can be relied upon by the Parties. The County reserves the right at any time to require the submission of the hard copy originals of any documents.

<p>FOR COUNTY</p> <p>Michael Russell, Director Public Works Department Columbia County 1054 Oregon Street St. Helens, OR 97051 503-397-5090 Michael.Russell@columbiacountyor.gov</p>	<p>FOR CONTRACTOR</p>
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- K. Right to Enter and Inspect. The County shall have the right to observe and inspect all of the Contractor’s operations under this Agreement and shall have the right to enter upon the premises at any time and to speak with Contractor’s employees in response to inquiries. The County may, upon reasonable notice to Contractor inspect and review Contractor’s operational and business records, including but not limited to Contractor’s cash register records, scale records, videotape recordings of transactions at the scale house, and records maintained in electronic, magnetic and other media related to this Agreement. Contractor shall make personnel available to accompany the County during inspections and to provide records.

- L. Records. Contractor shall compile daily accurate records of its Transfer Station Operations with sufficient detail to allow the County to make meaningful review of the records for compliance with this Agreement.
- M. Right of County to Amend Required Services.
1. The County may direct the Contractor to cease performing one or more types of services, modify the scope of one or more such services, perform additional solid waste processing services, or modify its performance under any other section of this Agreement. Contractor shall promptly and cooperatively comply with such direction.
 2. If either party believes that the changes described in (1), above, will cause an increase or decrease in the cost of performing the services, an equitable adjustment in the Operating Fee shall be made according to the process set forth in (3), below.
 3. The party that believes the Fee should be adjusted (the "Requesting Party") shall, within thirty (30) calendar days, submit to the other party a proposed adjustment and the parties shall thereafter meet and discuss the matter. The Requesting Party shall provide all relevant schedules, supporting documentation and other financial information requested by the other party necessary to evaluate whether an equitable adjustment is necessary. Within ninety (90) days after the submission of the proposed adjustment, the County will determine the amount of the adjustment, if any, and shall thereafter adjust the Operating Fee accordingly. Any adjustments will be effective as of the date of the change in service. If Contractor is dissatisfied with the County's decision, any dispute shall be mediated.
- N. Independent Contractor. Contractor is engaged hereby as an independent contractor and shall not be considered an employee, agent, partner, joint venturer or representative of the County for any purpose whatsoever. County does not have the right of direction or control over the manner in which Contractor delivers services under this Agreement and does not exercise any control over the activities of the Contractor, consistent with the terms of this Agreement. County shall have no obligation with respect to Contractor's debts or any other liabilities of Contractor. Contractor shall be responsible for furnishing all equipment

necessary for the performance of the services required herein. In addition:

1. Contractor will be solely responsible for payment of any Federal or State taxes required as a result of this Agreement.
 2. This Agreement is not intended to entitle Contractor or Contractor's employees to any benefits generally granted to County employees. Without limitation, but by way of illustration, the benefits which are not intended to be extended by this Agreement to the Contractor are vacation, holiday and sick leave, other leaves with pay, tenure, medical and dental coverage, life and disability insurance, overtime, social security, workers' compensation, unemployment compensation, or retirement benefits (except insofar as benefits are otherwise required by law if the Contractor is presently a member of the Public Employees Retirement System).
 3. Contractor is an independent contractor for purposes of the Oregon Workers' Compensation law (ORS Chapter 656) and is solely liable for any Workers' Compensation coverage under this Agreement. If the Contractor has the assistance of other persons in the performance of the Agreement, Contractor shall qualify and remain qualified for the Term of this Agreement as a carrier-insured or self-insured employer under ORS 656.407. If the Contractor performs this Agreement without the assistance of any other person, unless otherwise agreed to by the parties, Contractor shall apply for and obtain Workers' Compensation insurance for himself or herself as a sole proprietor under ORS 656.128.
- O. Non-Discrimination. Contractor agrees that no person shall, on the grounds of race, color, creed, national origin, sex, marital status, handicap or age, suffer discrimination in the performance of this Agreement when employed by Contractor. Contractor certifies that it has not discriminated and will not discriminate, in violation of ORS 279A.110, against any minority, women or emerging small business enterprise certified under ORS 200.055, or a business enterprise that is owned or controlled by or that employs a disabled veteran, as defined in ORS 408.225 in obtaining any required subcontract.

- P. Statutory Provisions. Pursuant to the requirements of ORS 279B.220 through 279B.235 and Article XI, Section 10 of the Oregon Constitution, the following terms and conditions are made a part of this Agreement:
1. Contractor shall:
 - a. Make payment promptly, as due, to all persons supplying to Contractor labor or material for the prosecution of the work provided for in this Agreement.
 - b. Pay all contributions or amounts due the Industrial Accident Fund from the Contractor or any subcontractor incurred in the performance of this Agreement.
 - c. Not permit any lien or claim to be filed or prosecuted against County on account of any labor or material furnished.
 - d. Pay to the Department of Revenue all sums withheld from employees pursuant to ORS 316.167.
 2. Contractor shall promptly, as due, make payment to any person, co-partnership, association or corporation, furnishing medical, surgical and hospital care services or other needed care and attention, incident to sickness and injury, to the employees of Contractor, of all sums that Contractor agrees to pay for the services and all moneys and sums that Contractor collects or deducts from the wages of employees under any law, contract or agreement for the purpose of providing or paying for such services.
 3. Contractor shall pay all employees under this Agreement at least time and a half for work performed on the legal holidays specified in ORS 279B.020(1)(b)(B) to (G) and for all overtime worked in excess of 40 hours in any one week, except for individuals under personal services contracts who are excluded under ORS 653.010 to 653.261 or under 29 U.S.C. 201 to 209 from receiving overtime.
 4. Contractor shall give notice in writing to employees who work on this Agreement, either at the time of hire or before commencement of work on this Agreement, or by posting a notice in a location frequented by employees, of the number of hours per

day and days per week that the employees may be required to work.

5. All subject employers working under this Agreement are either employers that will comply with ORS 656.017 or employers that are exempt under ORS 656.126.
6. This Agreement is expressly subject to the debt limitation of Oregon counties set forth in Article XI, Section 10 of the Oregon Constitution, and is contingent upon funds being appropriated therefor. Any provisions herein which would conflict with law are deemed inoperative to that extent.

- Q. Tax Compliance. As required by ORS 279B.045, Vendor represents and warrants that Vendor has complied with the tax laws of this state and all political subdivisions of this state, including but not limited to ORS 305.620 and ORS Chapters 316, 317, and 318. Vendor shall continue to comply with the tax laws of this state and all political subdivisions of this state during the term of the public contract. Vendor's failure to comply with the tax laws of this state or a political subdivision of this state before the Vendor executes this Agreement or during the term of this Agreement is a default for which County may terminate this Agreement and seek damages and other relief available under the terms of this Agreement or under applicable law. Vendor hereby certifies, under penalty of perjury, as provided in ORS 305.385(6), that to Vendor's knowledge, Vendor is not in violation of any of the tax laws of this state or political subdivision of this state, including but not limited to ORS 305.380(4).
- R. Section Headings. The article and section headings in this Agreement are for reference only and are not intended to be used to construe the terms of this Agreement.
- S. Interpretation. Both parties having participated in the drafting of this Agreement, this Agreement shall not be construed for or against either drafter.
- T. Amendment. This Agreement may not be modified or amended except in writing signed by all parties.
- U. Subcontracts. Contractor may not subcontract its obligations under this Agreement without the express written consent of the County.

Contractor shall require any such subcontractor to comply with the terms and conditions of this Agreement, unless otherwise specifically stated in the County's written approval.

- V. Time of the Essence. The parties agree that time is of the essence in performance of this Agreement. Upon the Operation Date, Contractor shall diligently proceed with the work under this Agreement in a timely manner.
- W. Ownership of Documents/Confidentiality.
1. The County owns any documents and data prepared and/or compiled by Contractor and required to be delivered to the County pursuant to this Agreement. Notwithstanding the foregoing, Contractor considers the following documents and/or data to be trade secret materials, as defined in ORS 192.501(2), or 616.461(4) (hereinafter referred to as "trade secrets"):

(NONE)
 2. The County acknowledges that the Contractor faces competition in its business operations, that the Trade Secrets are of a nature that should be kept confidential, and that disclosure of such Trade Secrets may diminish or adversely affect competition in the solid waste business and, as a result, harm the public interest.
 3. When submitting the Trade Secrets, Contractor shall mark such documents as Trade Secrets. Contractor shall clearly and conspicuously stamp the work "Trade Secrets" on each page of documents containing such Trade Secrets. The County shall make a good faith effort to keep all such Trade Secrets separate from its other records and materials. Contractor agrees to hold County harmless for liability under the Uniform Trade Secrets Act (ORS 646.461 to 646.475) for disclosure of documents that are not clearly and conspicuously stamped as required herein.
 4. Subject to the provisions of the Oregon Public Records Law, ORS 192 et seq., or as may otherwise be required by law, the County agrees to treat as confidential and, to the extent permitted by law, to refuse to disclose the clearly marked Trade Secrets. If the County believes it must disclose any such Trade Secrets for any reason it shall advise Contractor sufficiently in advance of making

such disclosure to permit Contractor to object to such disclosure or otherwise take appropriate actions to protect its interests.

5. In the event that the County receives a demand from any person for disclosure of any Trade Secret, the County shall, within a reasonable time, advise Contractor that such demand has been made and provide Contractor with a copy of such demand. Until otherwise ordered by the District Attorney, or a court or agency of competent jurisdiction, the County agrees that, to the extent permitted by law, it shall deny access by any person to any of the Trade Secrets. The Contractor shall indemnify, defend, and hold the County harmless against any and all claims arising out of related to the County's refusal to disclose the Trade Secret.
 6. In the event that Contractor believes that any document that is required to be submitted to the County pursuant to this Agreements, is exempt from disclosure under the Oregon Public Records Act, but is not a Trade Secret, as listed above, Contractor shall notify the County of such belief, shall clearly mark the documents as directed in (3), above, and shall explain in writing the basis for the exemption claim. In the event the County receives a demand from any person for disclosure of any such information, the County shall, within a reasonable time, advise Contractor that such demand has been made and provide Contractor with a copy of such demand. Until otherwise ordered by the District Attorney, or a court or agency of competent jurisdiction, the County agrees that, to the extent permitted by law, it shall deny access by any person to any of the marked information. Contractor shall indemnify, defend, and hold the County harmless against any and all claims arising out of related to the County's refusal to disclose the information.
- X. Interpretation. Both parties having participated in the drafting of this Agreement, this Agreement shall not be construed for or against either drafter.
- Y. Amendment. This Agreement may not be modified or amended except in writing signed by all parties.
- Z. Subcontracts. Contractor may not subcontract its obligations under this Agreement without the express written consent of the County. Contractor shall require any such subcontractor to comply with the

terms and conditions of this Agreement, unless otherwise specifically stated in the County's written approval.

- AA. Time of the Essence. The parties agree that time is of the essence in performance of this Agreement. Upon the Operation Date, Contractor shall diligently proceed with the work under this Agreement in a timely manner.

- BB. Mediation. In the event of a dispute between the Parties arising out of this Agreement, the Parties agree to submit such dispute to a mediator agreed to by both Parties as soon as practicable after the dispute arises, and in any event before commencement of litigation or any permitted arbitration. The Parties agree to exercise their best efforts in good faith to resolve all disputes in mediation.

- CC. Choice of Law. This Agreement shall be governed by the laws of the state of Oregon.

- DD. Venue. Venue relating to this Agreement shall be in the Circuit Court of the State of Oregon for Columbia County, located in St. Helens, Oregon.

- EE. Attorney Fees. In the event any action, suit or proceeding, including appeal therefrom, is brought for failure to observe any of the terms of this Agreement, each Party shall be responsible for its own attorneys' fees, expenses, costs and disbursements for said action, suit, proceeding or appeal.

- FF. Severability. If any provision of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holdings shall not affect the validity of the remaining portions hereof.

- GG. No Third-Party Rights. This Agreement is for the benefit of the parties to this Agreement. Rights and obligations established under this Agreement are not intended to benefit any person or entity not a signatory hereto.

- HH. ENTIRE AGREEMENT. THIS AGREEMENT (INCLUDING) CONSTITUTES THE ENTIRE AGREEMENT BETWEEN THE PARTIES. NO WAIVER, CONSENT, MODIFICATION OR CHANGE OF TERMS OF THIS AGREEMENT SHALL BIND EITHER PARTY UNLESS IN WRITING AND

SIGNED BY BOTH PARTIES. SUCH WAIVER, CONSENT, MODIFICATION OR CHANGE, IF MADE SHALL BE EFFECTIVE ONLY IN THE SPECIFIC INSTANCE AND FOR THE SPECIFIC PURPOSE GIVEN. THERE ARE NO UNDERSTANDINGS, AGREEMENTS, OR REPRESENTATIONS, ORAL OR WRITTEN, NOT SPECIFIED HEREIN REGARDING THIS AGREEMENT. CONTRACTOR, BY THE SIGNATURE OF ITS AUTHORIZED REPRESENTATIVES BELOW, HEREBY ACKNOWLEDGES THAT IT HAS READ THIS AGREEMENT, UNDERSTANDS IT AND AGREES TO BE BOUND BY ITS TERMS AND CONDITIONS.

FOR CONTRACTOR

By: _____

Title: _____

Date: _____

Approved as to form

By: _____
Office of the County Counsel

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Kellie Jo Smith, Chair

By: _____
Casey Garrett, Commissioner

By: _____
Margaret Magruder, Commissioner

Date: _____

Exhibit A: Transfer Station Fee Schedule



COLUMBIA COUNTY TRANSFER STATION

1601 Railroad Ave, St Helens, OR

RATES

Effective July 1, 2025 (new rates highlighted)

SOLID WASTE RATES:

Commercial Tipping Fee	\$ 112.36/ton
Self-Haul	
Minimum up to 320 lbs.	\$ 27.48
Over 320 lbs.	\$ 167.19/ton
Senior Rate up to 320 lbs.	\$ 16.91
Yard Debris	
Minimum up to 860 lbs.	\$ 27.48
Over 860 lbs.	\$ 65.65/ton
Unsecured Load*	\$ 19.00
SPECIAL HANDLING FEE	\$ 80.00 Boat/RV
	Call Transfer Station at (503) 397-9811 for RV disposal requirements.
	(This fee does not include disposal rate and charges for freon/emptying tanks)

RECYCLING:

Commodity	
Antifreeze	<u>\$1.65/gallon</u> (in leak-proof container) **
Automotive Batteries	<u>\$2.70/each</u> (no broken or leaking batteries) **
Fluorescent Tubes	<u>\$0.20/ft.</u> **
Paint (Latex, Oil, Acrylic, Stains)	<u>FREE</u> (in containers of 5 gallons or less) ***
Medical Sharps	<u>FREE</u> in certified containers. Medical Sharps are accepted for disposal during normal operations provided they are dropped off in certified containers. Certified containers are available at no cost at the Transfer Station Scale House to Columbia County residents only.
Refrigerant Appliances	<u>\$26.30/each</u> (Refrigerators, Freezers, A/C units)
Tires:	
- Passenger Car off-rim	<u>\$5.20/each</u>
- Passenger Car on-rim	<u>\$10.50/each</u>
- Semi/Tractor off-rim	<u>\$15.70/each</u>
- Semi/Tractor on-rim	<u>\$26.20/each</u>
	(Bicycle, motorcycle, and solid core tires = garbage rate)
Used Motor Oil	<u>FREE</u> (placed in leak proof containers)
Used Oil Filters	<u>\$1.15/each</u> (drained, bagged & placed with used motor oil)

* For more information on securing your load visit the Columbia County Solid Waste webpages at the link below.

** These items are subject to change **BUT** are accepted for **FREE** during the Household Hazardous Waste (HHW) Collection Events. For upcoming HHW event date/times visit the Columbia County Solid Waste webpages at the link below.

*** For more information on paint products accepted during at Transfer Station hours and at HHW events visit the Garbage and Recycling section of the Columbia County Website at:
<https://www.columbiacountyor.gov/departments/SolidWaste>.

Exhibit B: Request for Proposals, Including Addenda
(to be added to final contract)

Exhibit C: Contractor's Proposal
(to be added to final contract)