RESOLUTION NO. 25-245

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA AWARDING RFP #25-016 TO WASTE MANAGEMENT INC. OF FLORIDA TO PROVIDE SOLID WASTE TRANSPORTATION, DISPOSAL AND RECYCLING SERVICES FOR THE CITY OF KEY WEST, FLORIDA; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO NEGOTIATE AND EXECUTE A CONTRACT WITH WASTE MANAGEMENT INC. OF FLORIDA FOR AN INITIAL TWO-YEAR TERM, COMMENCING UPON EXECUTION, AND TO EXECUTE ANY RELATED DOCUMENTS, ADMINISTRATIVE ACTIONS, BUDGET TRANSFERS/ADJUSTMENTS, OR CONTRACT MODIFICATIONS NECESSARY FOR IMPLEMENTATION OF THE CONTRACT, UPON CONSENT OF THE CITY ATTORNEY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 19, 2025 the City issued RFP #25-016 for Solid Waste Transportation, Disposal, and Recycling Services, in accordance with the procurement ordinance of the City of Key West, Florida and Florida competitive solicitation requirements; and

WHEREAS, RFP #25-016 was publicly noticed in *The Key West Citizen* newspaper and posted on DemandStar, the electronic procurement portal, providing a submission window of thirty-six (36) calendar days to allow for fair and open competition and in compliance with best procurement practices; and

WHEREAS, on July 23, 2025 sealed proposals were publicly opened at the City Clerk's Office with only one (1) responsive proposal received from Waste Management Inc. of Florida; and

WHEREAS, the proposal submitted by Waste Management Inc. of Florida was comprehensive and included base service rates for transportation and disposal as well as proposed host fees, in

compliance with the RFP's scope of work, and met all material requirements, including technical specifications, service capacity, and regulatory compliance; and

WHEREAS, the City was provided the following Base Rate and Host Fees for Transportation and Disposal from Waste Management Inc. of Florida; and

Exhibit B

BASE RATE AND HOST FEES FOR TRANSPORTATION AND DISPOSAL OF ACCEPTABLE WASTE AND WASTE TIRES

Base Rate for Acceptable Waste Primary Facility				
1	Municipal Solid Waste (MSW/garbage)	$	128.70	per ton
2	Construction and Demolition Debris (C&D)	$	128.70	per ton
3	Yard Trash	$	81.00	per ton
4	White Goods/Metal	$	0.00	per ton
5	Waste Tires	$	447.30	per ton
Base Rate for Acceptable Waste Secondary (Back up) Facility				
1	Municipal Solid Waste (MSW/garbage)	$	139.50	per ton
2	Construction and Demolition Debris (C&D)	$	139.50	per ton
3	Yard Trash	$	85.50	per ton
4	White Goods/Metal	$	0.00	per ton
5	Waste Tires	$	447.30	per ton
Fuel Rate Component Primary Facility				
1	Municipal Solid Waste (MSW/garbage)	$	14.30	per ton
2	Construction and Demolition Debris (C&D)	$	14.30	per ton
3	Yard Trash	$	9.00	per ton
4	White Goods/Metal	$	0.00	per ton
5	Waste Tires	$	49.70	per ton
Fuel Rate Component Secondary (Back Up) Facility				
1	Municipal Solid Waste (MSW/garbage)	$	15.50	per ton
2	Construction and Demolition Debris (C&D)	$	15.50	per ton
3	Yard Trash	$	9.50	per ton
4	White Goods/Metal	$	0.00	per ton
5	Waste Tires	$	49.70	per ton

WHEREAS, given the absence of competing proposals, Waste Management's submission was evaluated under the established principles of responsibility, responsiveness and price reasonableness to ensure the proposed contract represents fair market value and safeguards the City's fiscal interests. While the City retains the option to re-advertise the solicitation in an effort to encourage additional competition, such action would create a substantial risk of service interruption, thereby leaving the City without the essential solid waste services required to maintain public health, safety and regulatory compliance; and

WHEREAS, the proposed contract with Waste Management Inc. of Florida establishes service rates for transportation, disposal and recycling of municipal solid waste on a per-ton basis. Because the City's total annual tonnage of waste requiring transportation, disposal and recycling fluctuates from year to year, the total contract value cannot be precisely determined at this time; and

WHEREAS, instead, the contract is structured as a unit-price agreement wherein the City is invoiced based on the actual tons of material transported, disposed of or recycled each billing cycle to ensure the City pays only for the services actually rendered and mitigates the risk of overpayment; and

WHEREAS, funding for these services has been appropriated in the City's FY 2025-2026 Budget under the Solid Waste Enterprise

Fund (Account Number 4033405-5343400 - *Other Contractual Services.* Actual expenditures will be contingent upon waste generation volumes during the contract term; and

WHEREAS, staff recommends the City Commission award RFP #25-016 to Waste Management Inc. of Florida to provide Solid Waste Transportation, Disposal and Recycling Services to ensure continuity of essential solid waste operations for the City of Key West, mitigate the legal and financial risks associated with service disruption and secure a vendor with demonstrated capability and regulatory compliance;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That the City Commission hereby awards RFP #25-016 to Waste Management Inc. of Florida to provide Solid Waste Transportation, Disposal and Recycling Services for the City of Key West, Florida.

Section 2: That the City Manager, or designee, is hereby authorized to negotiate and execute a contract with Waste Management Inc. of Florida to provide Solid Waste Transportation, Disposal and Recycling Services for the City of Key West, Florida for an initial two (2) year term, to commence upon execution of the contract, and to execute any necessary related documents, administrative actions, budget transfers/adjustments or contract

modifications necessary for implementation of the contract within the approved budget framework, upon consent of the city attorney.

Section 3: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the Presiding Officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 3rd day of September, 2025.

Authenticated by the Presiding Officer and Clerk of the Commission on the 3rd day of September, 2025.

Filed with the Clerk on September 3, 2025.

Mayor Danise Henriquez	Yes
Vice Mayor Donald "Donnie" Lee	Yes
Commissioner Lissette Carey	Yes
Commissioner Aaron Castillo	Yes
Commissioner Monica Haskell	Yes
Commissioner Mary Lou Hoover	Absent
Commissioner Sam Kaufman	Yes

DANISE HENRIQUEZ

ATTEST:

KERI O'BRIEN, CITY CLERK

#18 25-4324

MEMORANDUM

Date:	September 3, 2025
To:	Honorable Mayor and Commissioners
Via:	Brian Barroso City Manager
CC:	Christina Bervaldi Director of Finance
From:	Lucas Torres-Bull Procurement Manager
Subject:	**File ID 25-4324 - Approving staff's recommendation to award a contract to , Waste Management Inc. of Florida for Solid Waste Transportation, Disposal, and Recycling Services (in response to RFP #25-016) for an initial term of two (2) years from effective date; Authorizing the City Manager, or their designee, to negotiate and execute the Agreement and all associated documents, upon consent of the City Attorney.**

Introduction

Staff recommends that the Mayor and Commission approve a resolution authorizing the City Manager or designee to enter contract negotiation and execute an agreement with Waste Management Inc. of Florida, for the services of Solid Waste Transportation, Disposal, and Recycling Services deriving from RFP 25-016, upon consent of the City Attorney.

Background

On June 19, 2025, the City issued RFP #25-016 ("Solid Waste Transportation, Disposal, and Recycling Services") in accordance with City of Key West Procurement Ordinance and Florida competitive solicitation requirements. The RFP was publicly noticed in *The Citizen* newspaper and posted on the DemandStar electronic procurement portal.

A response period of thirty-six (36) calendar days was provided to ensure full and open competition, in compliance with best procurement practices. On July 23, 2025, sealed proposals were publicly opened at the City Clerk's Office. The City received one (1) responsive proposal from:

- Waste Management Inc. of Florida

The firm submitted a comprehensive proposal that included base service rates for transportation and disposal as well as proposed host fees, in compliance with the RFP's scope of work. The evaluation confirmed that the firm's submittal met all material requirements, including technical specifications, service capacity, and regulatory compliance.

The City was provided the following Base Rate and Host Fees for Transportation and Disposal from Waste Management Inc, of Florida:

Exhibit B

BASE RATE AND HOST FEES FOR TRANSPORTATION AND DISPOSAL OF ACCEPTABLE WASTE AND WASTE TIRES

Base Rate for Acceptable Waste Primary Facility				
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Fuel Rate Component Primary Facility				
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3	Yard Trash	$	9.50	per ton
4	White Goods/Metal	$	0.00	per ton
5	Waste Tires	$	49.70	per ton

Given the absence of competing proposals, Waste Management's submission was evaluated under the established principles of responsibility, responsiveness, and price reasonableness to ensure that the proposed contract represents fair market value and safeguards the City's fiscal interests. While the City retains the option to re-advertise the solicitation in an effort to encourage additional competition, such action would create a substantial risk of service interruption, thereby leaving the City without the essential solid waste services required to maintain public health, safety, and regulatory compliance.

Procurement

The proposed agreement with Waste Management Inc. of Florida establishes service rates for transportation, disposal, and recycling of municipal solid waste on a per-ton basis. Because the City's total annual tonnage of waste requiring transportation, disposal, and recycling fluctuates from year to year, the total contract value cannot be precisely determined at this time.

Instead, the contract is structured as a unit-price agreement, wherein the City is invoiced based on the actual tons of material transported, disposed of, or recycled each billing cycle. This framework ensures that the City pays only for the services actually rendered and mitigates the risk of overpayment.

Funding for these services has been appropriated in the City's FY 2025-26 Budget, under the Solid Waste Enterprise Fund (Account Number 4033405-5343400 – Other Contractual Services). Actual expenditures will be contingent upon waste generation volumes during the contract term.

Recommendation

Staff respectfully recommends that the Mayor and City Commission:

1. Approve by Resolution the award of RFP #25-016 to Waste Management Inc. of Florida for Solid Waste Transportation, Disposal, and Recycling Services for an initial two (2) year term commencing upon contract execution; and

2. Authorize the City Manager, or designee, to negotiate, finalize, and execute the Agreement and any associated documents, subject to review and approval of the City Attorney for legal sufficiency; and

3. Approve such administrative actions, budgetary adjustments, or contract modifications as may be necessary to implement the agreement within the approved budget framework.

This action ensures continuity of essential solid waste operations for the City of Key West, mitigates legal and financial risks associated with service disruption, and secures a vendor with demonstrated capability and regulatory compliance.

Attachments:
Resolution
Cover Memorandum
RFP 25-016 – Solid Waste Transportation, Disposal, and Recycling Services
Bid Memo
Proposal – Waste Management Inc. of Florida

INTEROFFICE MEMORANDUM

To: Matt Willman, Utilities Director

CC: Lucas Torres-Bull, Procurement Manager

From: Donna Phillips, Sr. Deputy City Clerk

Date: July 23, 2025

Subject: RFP No. 25-016 Solid Waste Transportation, Disposal and Recycling

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The following bids were opened on Wednesday, July 23, 2025 in response to the above referenced project.

1. **Waste Management Inc. of Florida** **See Pricing and Rate Structure**
   125 Toppino Industrial Drive
   Key West, FL 33040