



## Buncombe County Board of Commissioners

### Request for Board Action

Meeting Date: 1/17/2023

#### Consent Agenda

**Department:** General Services

**Presenter(s):** Scott Metcalf

**Contact(s):** Scott Metcalf

**Subject:** Architectural Services Contract Amendment for the New Fleet Services Complex

**Brief Summary:** The scope of this contract amendment includes the work to design and navigate the state permitting process for the landfill gas controls systems at the new Fleet Services building, which will be located at the old landfill. Initially, staff thought that designs from the existing firearms training facility would work for State permitting; however, the State required a site-specific design. The contract amendment will be a \$76,023 increase. No additional funds will be required.

**Recommended Motion & Requested Action:** Recommend executing the Design Contract Amendment with CPL Architects.

**County Manager's comments and Recommendation:** Approve as presented



December 27, 2022

Scott Metcalf – Facilities/Project Manager  
Buncombe County General Services  
40 McCormick Place  
Asheville, NC 28801

**Re: Buncombe County – New Fleet Services Complex  
Contract Amendment #2**

Dear Scott:

On behalf of CPL, I am pleased to submit the following contract amendment to the original design services proposal dated May 13, 2020. The scope of this amendment includes the work by SCS Engineers to design and permit the landfill gas controls system for the new Fleet Services building. Tasks include:

- Task 1 – Project Management and Meetings – \$7,640
- Task 2 – Solid Waste Permit Modification – \$24,226
- Task 3 – Construction Drawings for LFG Mitigation System – \$13,245
- Task 4 – Bidding Support Services – \$8,536
- Task 5 – Construction Oversight, Testing, and Certification – \$22,325

SCS will complete these tasks on a time and material basis.

The table below summarizes the change in design services fee.

Original Design Services Proposal – May 13, 2020	\$	243,000
Contract Amendment for the Approved Scope of Work – September 22, 2021	\$	311,500
Contract Amendment #2 – SCS Landfill Gas Controls	\$	76,023
<b>Total Fee</b>	<b>\$</b>	<b>630,523</b>

We appreciate the opportunity to work with Buncombe County and look forward to the successful completion of this project.

Sincerely,  
CPL

Kenneth C. Mayer, Jr., FAIA, LEED AP  
Vice President

- Modification to the Landfill's End-Use permit.
- Revised Landfill's Post Closure Plan.
- Permit-level design plans and specifications for the proposed Fleet Services Building's LFG mitigation system.
- A description of the pre and post occupancy sampling requirements.
- A description of the long-term monitoring requirements.

We assume you will provide drawings of the proposed building in AutoCAD format for our use.

A draft of the Solid Waste Permit Modification application will be provided to you and Buncombe County for review. The draft application will be revised per comments and a final version will be submitted to NCDEQ. The application will be certified by a North Carolina Professional Engineer.

SCS will respond in writing to one round of review comments from NCDEQ on the permit application.

### **Task 3 – Construction Drawings for LFG Mitigation System**

SCS will design an “active” LFG mitigation system that would be installed under the foundations and floor slab of the building. An “active” system generally includes a vapor barrier, usually a spray applied membrane, a gas collection zone composed of a perforated piping (or equivalent), a gravel layer, and a blower. The blower exerts a slight vacuum throughout the piping network under the building. The vacuum ensures that if LFG is detected under the footprint of the building, it will be drawn into the piping grid where it is exhausted to the atmosphere at a safe distance from the building.

The blower will be designed to run continuously, on a timer, or as needed based on methane gas concentrations in the subsurface and inside the building. The blower can be installed on the roof or outside on grade.

SCS will work closely with you to ensure that the system design is coordinated with the proposed building foundation and underground utility plans, as well as any exterior components are carefully routed and/or disguised as necessary, to meet your aesthetic requirements. The blower system is typically a system made up of off-the-shelf components that includes a single, electric-powered blower pump mounted on a skid-type frame, a sound enclosure (optional – not likely to be necessary in this case), piping and valves, a control panel, and a light. A power conduit from the new building would likely be adequate to serve the pump motor.

We assume that design of the electrical service from the main or sub-panel in the building to the blower station will be provided by your electrical engineer and those requirements will be included in their construction drawings for this project. SCS will provide the electrical engineer with the motor location plan, motor data including phase and voltage, and load amps.

We anticipated 4 to 5 Construction Drawings will be needed to present our LFG mitigation system design. The drawings will include technical specifications and notes. The Construction Drawings will be stamped by a North Carolina Professional Engineer. We assume you will include these drawings

December 27, 2022  
File No. 02222327.00

Mr. Tod Dalton  
CPL  
400 Bellemeade Street, Suite 401  
Greensboro, North Carolina 27401

Subject: Proposal for Professional Services  
Landfill Gas Controls for New Fleet Services Building  
Buncombe County Old Landfill – Permit #11-01  
2945 Riverside Drive, Asheville, North Carolina

Dear Mr. Dalton:

SCS Engineers, PC, (SCS) is pleased to provide this proposal to assist you with the design of a landfill gas (LFG) mitigation system for the subject project. We understand that the County is planning to construct a building complex for their Fleet Services Division located near the closed Old County Landfill.

A LFG (or methane) mitigation system is necessary to protect the building from the potential for methane gas intrusion and the risk of accumulation of a combustible gas inside the facility where it could be ignited under certain conditions. Our approach and recommended design for the Fleet Services building will similar to that deployed for the Fire Arms Training Facility.

## SCOPE OF SERVICES

SCS has organized our scope of services into five (5) tasks. A description and fee estimate for Tasks 1, 2 and 3 are provided below. Tasks 4 and 5 are future tasks.

### **Task 1 – Project Management and Meetings**

Task 1 will be used for project management of this work and for project-related meetings. We anticipate a site visit and meeting with the County solid waste staff, and a meeting with Asheville office of North Carolina Department of Environmental Quality (NCDEQ) solid waste personnel. Additional time is allocated for other meetings, but will only be used if needed.

We will also gather and review landfill gas data from the other buildings at the landfill.

### **Task 2 – Solid Waste Permit Modification**

SCS will prepare, on behalf of Buncombe County, a Solid Waste Permit Modification application for the proposed LFG mitigation system for the Fleet Services Building. The permit modification submittal will include the following:



with the other disciplines such as civil site, foundation, electrical, etc. when seeking a building permit.

#### **Task 4 – Bidding Support Services**

SCS will provide bid support services during the bidding phase of this project. Specific services include, but not limited to, the following:

- Attendance at the pre-bid meeting.
- Respond to Request for Clarifications (RFC) concerning SCS's design.
- Assistance with the preparation of addenda and Pre-Bid Meeting Minutes as it pertains to our design.
- Review of Contractor bids to establish completeness

For this task we assume one pre-bid meeting.

#### **Task 5 – Construction Oversight, Testing, and Certification**

SCS will provide construction oversight, testing, and installation certification for the vapor barrier and control system for this project. Specific services include, but not limited to the following:

- Attendance at pre-construction meeting, and one progress meeting prior to vapor barrier installation.
- Monitor the installation of sub-slab collection pipe and vent risers
- Perform routine site visits during installation of the vapor barrier membrane
- Oversee the membrane smoke test and thickness testing for construction quality assurance
- Monitor the installation of methane sensors and components
- Oversee periodic concrete pours on top of the vapor barrier to inspect for potential damage during construction activities
- Monitor the installation and startup of the blower skid
- SCS will provide a certification report for the vapor barrier installation

It is assumed that the vapor barrier system construction oversight and testing will require no more than 5 site visits by SCS personnel. If the project requires more than 5 site visits, additional budget may be needed.

This proposal also assumes that pre-occupancy indoor air sampling services will not be needed.

## **ASSUMPTIONS**

SCS assumes the following:

- Current topographic survey of the area in AutoCAD.
- Architectural and Foundation drawings for the Fleet Services Building.
- Electrical drawings, prepared by others, will include the required electrical design to support the LFG mitigation system.

## Fee Schedule

**January 1, 2022**

**Rate/Hour**

Project Director II/Senior Project Advisor .....	\$250
Project Director I/Senior Project Manager .....	\$225
Senior Project Manager.....	\$190
Project Manager .....	\$175
Senior Project Professional.....	\$155
Project Professional .....	\$130
Designer .....	\$125
Staff Professional II .....	\$120
Staff Professional I.....	\$100
Senior Technician .....	\$105
Associate Staff Professional I.....	\$90
Technician.....	\$80
Administration .....	\$65

**General Terms:**

1. The hourly rates are effective through **December 31, 2022**. Work performed thereafter is subject to a new Fee Schedule.
2. The above rates include salary, overhead, administration, and profit. Costs for outside consultants, laboratory and subcontractors and for job related travel (current automobile mileage rate is \$0.585 per mile) and subsistence, reproduction (\$0.10/page), computers (\$4.00 per billable hour for non-field work), long distance telephone, facsimile & color printing (\$1/page), equipment, supplies, etc., are billed at actual cost plus 15 percent.
3. Charges for equipment usage will be invoiced in accordance with SCS' Equipment Rates schedule, plus 15 percent.
4. Invoices will be prepared monthly for work in progress, unless otherwise agreed. Invoices are due and payable upon receipt. Invoices not paid within 30 days are subject to a service charge of 1.5 percent per month on the unpaid balance.
5. Payment of SCS invoices for services performed will not be contingent upon the client's receipt of payment from other parties, unless otherwise agreed to in writing. Client agrees to pay legal costs, including attorney's fees incurred by SCS in collecting any amounts past due and owing on client's account.
6. Rates for Senior Executives and Principals of the firm and special situations, such as litigation support and expert testimony, are negotiated on a project-specific basis.

## FEE ESTIMATE

SCS proposes to complete the scope of services described in this proposal on a time and materials basis in accordance with our Fee Schedule (**Attachment A**). The estimated not-to-exceed budget tasks 4 and 5 is \$30,861.

A summary of our fees is provided below.

Task	Task Name	Fee Estimate
1	Project Management and Meetings	\$7,640
2	Solid Waste Permit Modification Application	\$24,226
3	Construction Drawings for LFG Mitigation System	\$13,245
Tasks 1-3 Subtotal		\$45,111
4	Bidding Support Services	\$8,536
5	Construction Oversight, Testing, and Certification	\$22,325
Tasks 4 and 5 Subtotal		\$30,861
Total		\$76,023

## CLOSING

If this scope and budget are acceptable, please provide appropriate Change Order form or Agreement for us to sign. Receipt of the executed Change Order or Agreement will serve as our notice to proceed.

SCS appreciates the opportunity to provide engineering services to CPL. If you have any questions, or wish to discuss this proposal further, please call Steve at (704) 916-1529.

Sincerely,



David Walker, P.E.  
Project Professional  
SCS Engineers, PC



Steven C. Lamb, P.E.  
Vice President  
SCS Engineers, PC