



City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2025-333

Agenda Item# I.7.

Agenda Date: 4/15/2025. **Department:** Solid Waste & Recycling
Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2025 – 333 Resolution Authorizing the Use of the Design Build Method of Construction for the Design and Repair of the Leachate Secondary Containment System at the White Street Landfill

Council Priority: Place an 'x' in the box.

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|--|--|
| <input checked="" type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: All

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Griffin Hatchell Ext.4379

Contact 2 and Phone: James Dickens, (336) 604-9445

PURPOSE:

The City Manager, on behalf of the Solid Waste and Recycling Department, is requesting approval to pursue the Design Build Construction Delivery Method for the design and repair of the Leachate Secondary Containment System at the White Street Landfill.

BACKGROUND:

In January 2025, the White Street Landfill experienced a critical, weather-related failure in its 30-year-old leachate secondary containment system. The failure was caused by weather-related breaks to the piping. This containment system is a vital component of the Phase III landfill construction, designed to prevent liquid (leachate) buildup on the landfill liner and enable controlled discharge of leachate into the City's sanitary sewer system.

City personnel inspected the system and found that the age of the piping, weather extremes, and the hazardous characteristics of the leachate had rendered the existing system irreparable. Additionally, damage to the secondary containment's concrete flooring was identified, requiring repairs before the system can be restarted. As a temporary and emergency solution, the City has contracted with a company to have vacuum trucks suck up the Leachate in the White Street Landfill on a daily basis; however, if this schedule is interrupted for a period of time and/or the

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landfill receives a significant amount of rain, it will put the environment, the surrounding community and City operations at risk and would violate the engineering design requirements approved by the North Carolina Department of Environmental Quality during landfill permitting.

Pursuant to North Carolina General Statute 143-128.1A, City Council must first “establish in writing the criteria used for determining the circumstances under which the design-build method is appropriate for a project.” Using the criteria established in NCGS §143-128.1A, the Engineering and Inspections Department requests that City Council approve the application of the facts of this project to the criteria outlined in the statute and approve the use of the Design Build Construction Delivery Method for this project.

Criteria 1-Ability to adequately and thoroughly scope the project requirements in the RFQ: The most important aspect this project is experience in designing and constructing Leachate Containment Systems and the time within which it can be done. The City has an outside consultant that can assist in drafting an RFQ to meet these requirements.

Criteria 2-Timeline constraints for project delivery: Time is of the essence in this project. As our outside consultant stated, “In my opinion, the leachate storage tanks need to be brought back online as quickly as possible. Right now, the City is operating without any storage capabilities for Phase 3. It is against the NCDEQ Rules and Regulations to use the lined landfill for storage. Specifically, the rules require no more than 12 inches of leachate buildup on the landfill liner system and I can say that the system needs to continuously drain to avoid breaching that requirement. Additionally, not having the storage eliminates any ability to mitigate discharge to the treatment plant. In other words, you have no ability to prevent stressing out the treatment plant during periods of heavy discharge and/or have the ability to treat at the landfill if required. In my opinion, it is critical to get the system back to operating as designed as quickly as possible and using professionals that are familiar with working on these types of systems (to) gather the necessary information for the bid documents.

Criteria 3-Ability to ensure that a quality product can be delivered: The design and repair of the Leachate Secondary Containment System will be performed by one entity, and all of the necessary design consultants will be employed by the Contractor. The City, through its outside consultant will provide oversight.

Criteria 4-Staff familiarity or City consultant’s familiarity with Design Build: A firm sufficiently experienced with Design Build is necessary. City Staff in conjunction with the Science Center Staff have sufficient experience to manage a Design Build project. City staff has managed or is managing Design Build Projects on several Fire Stations and the TZO Osborne Water Reclamation Facility Incinerator.

Criteria 5- Comply with HUB participation efforts and City of Greensboro MWBE Program Plan: The Design Build construction delivery method is subject to the Mini-Brooks laws and Design Build teams are selected by qualifications. Inclusion of MWBE firms in the Design Builder’s Team will be a criteria worth at least 10% of the scoring criteria on the RFQ.

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Criteria 6- Overall comparison of cost and benefits of the Design Build delivery method: As stated previously, time is of the essence in completing this project. Design Build allows for the quickest design and construction of this project.

BUDGET IMPACT:

None

ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council (1) approve the criteria used by the Engineering and Inspections Department to determine the circumstances for entering into a Design Build Contract and (2) approve the use of the Design Build Construction Delivery Method for the Design and Repair of the Leachate Secondary Containment System for the White Street Landfill.