

October 25, 2022
Proposal No. 160008221

Mr. Nate Woldesenbet
1201 Leopard St.
3rd Floor
Corpus Christi, TX 78401

Subject: Revised Proposed Scope of Services
Phase 1 - Transfer Station Permitting and Conceptual Facility Design Services
City Project Number 21007 – Solid Waste Facility Complex
Bond 2020 Facilities and Parks & 2021 CIP Projects
RFQ No. 3409

Dear Mr. Woldesenbet:

Attached is our revised proposal for the subject RFQ for the Solid Waste Facility Complex. Per our discussions with City staff, this scope is the first phase of the overall work and includes the critical path items of the solid waste permitting for the transfer station and the conceptual design of the overall facility.

The complete project will involve the final design for bidding and construction purposes, bid support services, and construction-phase services. At this time, however, the conceptual layout must be prepared and approved as part of Phase 1 so that a scope for the detailed design, bid and construction-phase services can be reliably developed to reflect the level of effort needed. Also, as discussed the solid waste permitting and approval for the transfer station is a long-lead item that should be commenced early in the overall process. The transfer station permitting does not require a detailed transfer station layout and, as such, is included with our Phase 1 services as well.

We look forward to working together on this important project for the City. Please do not hesitate to contact Jeff Reed, P.E., Vice President, at the address below, at (817) 358-6159, or at JeffReed@SCSEngineers.com with any questions or if you require any additional information.

Sincerely,



Chad Ellinger, P.E.
Project Director
SCS Engineers
TBPE #F-3407



Jeffrey K. Reed, P.E.
Vice President/Texas Engineering Offices Director
SCS Engineers

Attachment

Solid Waste Facility Complex- Prof. Engineering Services
Bond 2020 Facilities/Parks & 2021 CIP Projects – RFQ 3409

Proposal for
Preliminary Phase – Phase 1
Transfer Station Permitting and
Conceptual Facility Design Services
City Project Number 21007 – Solid Waste Facility
Complex



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Proposal No. 160008221 | May 2021
Revision 3 October 2022

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BACKGROUND

The City of Corpus Christi Engineering and Solid Waste Services Department have a vision of creating a unified campus (Facility) to serve the needs of the Solid Waste Department. This Facility, to be located on an 89.64-acre (per land title survey provided) property adjacent to the J.C. Elliott Landfill/Transfer Station, may include: a transfer station, an administration building, and a fleet services facility that will include both parking infrastructure and a fueling facility. This overall project, as identified in the RFQ 3409, will include the remaining three components and will occupy portions of the eastern side of the property.



Mock Layout of Solid Waste Facilities
(from 8/18/20 Solid Waste Services)

Each of these three components is an important part of the City's vision for the new Solid Waste Department complex and each will bring its own challenges to permitting, design and development. It will be important to determine the best fit for these facilities within the useable limits of the property as well as to optimize the functionality of all of the complementary infrastructure and operations.

There will be many siting criteria to take into consideration when determining the ideal layout for the Facility. Some of these are: traffic flow, including attention to public accessibility; floodplain issues; Texas Department of Transportation (TxDOT) driveway location restrictions; visual screening; stormwater detention requirements; and Naval Air Station Corpus Christi Joint Land Use Study considerations; among others. The SCS Project Team has

extensive experience in leading clients through the process of addressing various site restrictions posed by a specific location in order to bring a project's vision to reality. An additional value provided by us is that Hanson, as part of the SCS Team, will be performing a constraints analysis on the entire property to examine many of the concerns mentioned above.

This proposal covers the first portion of our overall services for this work, which we have labelled as Preliminary Phase – Phase 1. For this portion of the work we will prepare a transfer station permit or registration application for review and approval from the Texas Commission on Environmental Quality (TCEQ). A second task of this phase is included to prepare the conceptual layout of the Facility considering: the entrance location, traffic considerations, truck queuing at the gate, scale details, the conceptual building layout for the transfer station/administration building, fueling area, maintenance area for hauling vehicles, and potential site obstacles including: floodplains, wetlands, easements, pipelines, Cabaniss Airfield proximity concerns, and powerlines.

The ultimate Scope of Services authorized under this contract will encompass not only the Scope of Services described as Phase 1 services as follows, but will also eventually encompass detailed design of the transfer station, administrative building, maintenance and fueling areas, truck parking, entrance and exits to the property for construction, bid assistance and construction-phase services as part of Phase 2. At this time, however, the conceptual layout must be prepared and approved as part of Phase 1 so that a scope for the Phase 2 services can be reliably developed to reflect the level of effort needed. As we approach completion of Phase 1, as described herein, we will provide a Scope of Services, fee estimate, project schedule, and list of deliverables associated with Phase 2 for review and approval by the City.

TASK 1 – NEW TRANSFER STATION APPLICATION

Task 1 of the Phase 1 services is for the preparation of a Type V permit or registration application for a new Municipal Solid Waste (MSW) transfer station for the City's submittal to TCEQ depending on the permitting strategy developed and discussed with the TCEQ. Whether the application is a permit or a registration, the components within either application described in this subtask are the same.

The permitting mechanism is an important consideration in any new or expanded existing MSW facility, whether landfill or transfer station. For a transfer station, a new facility can be registered or permitted. The single most significant difference between a registration and a permit is a registration is not subject to a contested case hearing. A contested case hearing can jeopardize a viable project or extend the time from months to years for TCEQ approval. In many instances, a registration can provide the shortest pathway to regulatory approval. A new transfer station can be registered if it meets certain criteria, such as being located within the permit boundary of an existing landfill under 30 TAC 330.9(b)(4).

Adjacent to the new transfer station property is the existing J.C. Elliott Landfill. In order to take advantage of the above registration criteria, the landfill permit boundary would need to be expanded to incorporate the land upon which the new transfer station will be located. Expanding the landfill permit boundary would require a notice modification of the landfill permit under 30 TAC 305.70(k)(7).

It is recommended a meeting with TCEQ at the outset of the project be conducted to discuss the above plan. If the TCEQ concurs, the landfill permit will require a modification in addition to the new transfer station registration. If this strategy is not employed, the permit option exists. The new transfer station application would be for a permit. This would potentially subject the application to a contested case hearing process.

Lastly, there is no viable mechanism to amend the existing transfer station. Since this is a new building in a new location on different property, the TCEQ would consider this a new facility and it will be assigned a new permit or registration number.

This application will primarily incorporate the acceptance of municipal solid waste, including solid waste resulting from or incidental to municipal, community, commercial, institutional, and recreational activities, including garbage, rubbish, ashes, street cleanings, dead animals, abandoned automobiles, and all other solid waste other than industrial solid waste. MSW transfer stations may also accept industrial solid waste, defined as solid waste resulting from or incidental to any process of industry or manufacturing, or mining or agricultural operation. This task assumes that regulated hazardous wastes and radioactive wastes will not be accepted except for hazardous wastes from conditionally exempt small quantity generators, and that special wastes may be accepted.

The conceptual layout for the entrance, traffic patterns and transfer station building for use in the application will be developed in Task 2.

The application will include the following:

- **Submittal Letter**
- **TCEQ Core Data Forms**
- **TCEQ Type V Facility Checklist**
- **TCEQ Part I Form**
 - Adjacent landowner list and map (1/4-mile radius)
- **Part I/II in accordance with 30 TAC 330.59 and 330.61 (Parts I and II are typically**

combined):

- Supplemental Technical Report
- Existing Conditions Summary
- Waste Acceptance Plan
- Impact on Surrounding Area
- Transportation Study (desktop road volume study, assumes no roadway upgrades or other design and notifications necessary)
- Geology and Soils Statement (no borings or studies proposed)
- Groundwater and Surface Water Study (conduct regional based desktop search for hydrogeologic and surface water information, no additional studies proposed)
- Abandoned Oil and Water Wells Study (conduct desktop search for oil and water well information)
- Floodplains and Wetlands Statement (Proposal assumes no Floodplain; Wetlands investigation provided by others under separate contract)
- Endangered or Threatened Species (provided by others under separate contract)
- Historical Commission Review (a letter request for review only, no studies proposed)
- Council of Governments and Local Government Review Request
- Location Restrictions (Subchapter M)
 - Easements, Buffer Zones (50 feet) and Rights-of-Way
 - Airport Safety
 - Floodplains
 - Groundwater (Edwards Aquifer, Not Applicable)
 - Endangered or Threatened Species
 - Wetlands
 - Fault Areas
 - Seismic Impact Zones
 - Unstable Areas
 - Coastal Areas
 - Type I and IV Landfill Permit Issuance Prohibited (Not Applicable)
- Legal Description and drawing (legal description and drawing for TS permit boundary provided by others under separate contract)
- Applicant's Statement
- Property Owners Affidavit
- Applicant's Appointment and Legal Authority
- Engineer's Appointment
- Evidence of Competency
- Adjacent and Potentially Affected Landowners
- Figures, Including
 - General Location Map
 - County Highway Map
 - Topographic Map
 - Land Use Map
 - Aerial Photograph (obtained from Google Earth)
 - Landowner Map
 - Airport Map
 - Floodplain Map
 - Geology Map
 - Seismic Impact Zone Map
 - Facility Layout Maps (Conceptual level layouts developed in Task 2)
- Permit Related Correspondence, Including

- TxDOT
- Texas Historical Commission
- TCEQ Water Quality
- Federal Aviation Agency
- Local Council of Government
- U.S. Corps of Engineers
- Texas Parks and Wildlife
- U.S. Fish and Wildlife
- **Part III in accordance with 30 TAC 330.63:**
 - **Site Development Plan:**
 - Introduction
 - Solid Waste Data
 - Facility Access
 - Facility Waste Movement and Design
 - Facility Sanitation
 - Water Pollution Control
 - Endangered Species Protection
 - Surface Water Drainage Report
 - Flood Control Analyses
 - Waste Management Unit Design
 - Geology Report (not required per TCEQ)
 - Groundwater Sampling and Analysis Plan (not required per TCEQ)
 - Landfill Gas Management Plan (not required per TCEQ)
 - Closure Plan
 - Post-Closure Plan (not required per TCEQ)
 - Cost Estimate for Closure and Post-Closure Care (Subchapter L)
 - Attachment 1, Site Layout Plan:**
 - Facility Design Features (2 drawings)
 - Schematics with Flow Chart
 - Attachment 2, Surface Water Drainage Plan**
 - Attachment 3, Closure Plan**
 - Attachment 4, Cost Estimate for Closure**

- **Part IV:**

- Site Operating Plan**

- Prepare Operating Plan to conform to 30 TAC 330 Subchapter E, Operational Standards for Municipal Solid Waste Storage and Processing Units regulations, including:

- Waste Acceptance and Analysis
 - Facility Generated Waste
 - Contaminated Water Management
 - Storage Requirements
 - Approved Containers
 - Citizen's Collection Stations
 - Requirements for Stationary Compactors
 - Pre-Operation Notice
 - Recordkeeping and Reporting Requirements
 - Fire Protection
 - Access Control
 - Unloading of Waste
 - Spill Prevention Control

- Operating Hours
- Facility Sign
- Control of Windblown Material and Litter
- Materials Along the Route to the Facility
- Facility Access Roads
- Noise Pollution and Visual Screening
- Overloading and Breakdown
- Sanitation
- Ventilation and Air Pollution Control
- Health and Safety
- Employee Sanitation Facilities

SCS will require a site boundary description and topographic map for the entire property. We understand this will be prepared separately by others under a separate contract. In addition, we'll require a metes and bounds description and boundary map for the transfer station permit or registration boundary signed and sealed by a Registered Land Surveyor. We understand this will be prepared separately by others under a separate contract. The transfer station vehicle routing, and building layout, design and details will be developed in close collaboration with the City. The application will include schematic, conceptual plans and details.

We will provide draft applications for review at two milestones; one at 60% and one at 90%. For each draft, we will prepare 2 draft copies of the new transfer station application package for the City's review and comment. Upon receipt of the City's comments to the 90% draft, we will finalize the application and submit 7 copies of the permit application: 2 copies for the City, 4 copies for the TCEQ, and 1 copy for the City to locate at a publicly accessible location for review and copying by the public (i.e.: a local library or City Hall).

Our fee includes one in-person or Zoom meeting with the City and TCEQ at initiation of the project to inform TCEQ of the project and discuss strategy for permitting/registering the new transfer station. Additionally, we have also included three meetings in this subtask, one at the beginning of this task as a kickoff (in conjunction with the Task 2 services), one at 60% and another at or near the 90% complete stage.

We will prepare a scanned .pdf file of the permit application and will post the files on SCS's State Required Posting web site.

Subtask 1.1 Deliverables:

- 1. 60 and 90% Draft Permit Applications for review by the City**
- 2. Permit Application for Administrative Review by TCEQ**
- 3. Permit Application for Technical Review by TCEQ**

TASK 2 - CONCEPTUAL FACILITY LAYOUTS

Task 2 covers the preparation of the conceptual facility layouts. We have three subconsultants that will be working with us on this project. Hanson will provide civil design services, SNT will be performing architectural services for the office building, and Tait will provide the layout details regarding the fueling facility.

Hanson will work in collaboration with SCS, the City, and the other subconsultants to develop a conceptual facility layout that incorporates each of the components that will be a part of the complex, including an enclosed transfer station, an administration building, and a fleet services facility that includes parking infrastructure, minor vehicle maintenance capabilities, and a fueling station for gasoline, diesel and CNG fuels. Hanson will prepare two draft conceptual layouts, and prepare a final conceptual layout based upon the preferred draft option. Hanson will prepare a preliminary stormwater management plan for the final conceptual layout that will address hydraulics and hydrology, stormwater quality, and stormwater detention. Hanson will also prepare a basic cut/fill analysis of the proposed site incorporating the proposed building components and stormwater management channels and ponds.

SNT will provide architectural services in support of the conceptual facility and will establish the administration building's organizational layout and room adjacencies. The intent of the administration building design services will be to establish public spaces, work group zones, building access points and the type of support spaces needed for an efficient solution to meet the City's needs. Coordination with the adjacent transfer station building will be made.

Tait will serve as the fueling systems designer for the Solid Waste Facility Complex conceptual design. They will collaborate with the City and SCS team members to develop conceptual designs for a fueling facility that will include liquid fuels (gasoline, diesel) and CNG. Liquid fueling facility considerations will include AST versus UST for fuel storage, storage tank capacity, dispenser locations and configurations, and canopy locations and configurations, among others. Tait will utilize a subconsultant, Morris & Associates, to provide the CNG conceptual design.

Each of the subconsultants will work under the direction of SCS. This work will be performed as further described in the subtasks below.

SUBTASK 2.1 - PROJECT KICKOFF, DATA AND OPERATIONS REVIEW

For this second task, we will start the conceptual layout design by attending a project kickoff meeting with the City's project team and relevant stakeholders (concurrently with the transfer station permitting kickoff meeting). During this meeting the variety of services that are desired to be incorporated into the concept plan will be established. Prior to and following this meeting a request for data and reports that will be used to evaluate and size the desired facilities will be provided. In conjunction with this meeting, a site evaluation will be performed to obtain input on planned operations and desired improvements. At the completion of field activities, two conceptual plans will be developed locating the various uses within the Facility.

SUBTASK 2.2 - CONCEPT PLAN DEVELOPMENT

The development of both conceptual plans will take into account the information we obtain from site personnel, our observations of site operations, and the information/options presented in the project kickoff meeting. Up to two different concepts will be developed for the following Facility uses:

- Transfer station;
- Recycling/public drop-off facility;
- Maintenance shop;
- Administrative building;
- Scales and scalehouse;
- Fueling facility (both compressed natural gas and diesel); and
- Employee and equipment parking.

As an example for this portion of our work, a conceptual Administrative building layout will be prepared for review and comment by the City. Based on initial discussions on staff occupancy and amenities, the conceptual layout will establish the building's organizational layout and adjacencies desired in a final design. An approved concept layout will provide direction to the design team for developing a detailed design in Phase 2 of this overall project. The administration building design will take into consideration daily and post-event operations supporting administrative and field operations staff. Support spaces will include typical office environment spaces conducive for an efficient yet flexible design for future modifications as building use may change for future services needed by the Solid Waste Department.

We understand that multiple review sessions of the draft concept plans will be necessary to narrow down the project to a final concept plan. Based on our conversations, we have assumed that two draft plans will be provided for review and comment. We will make the appropriate revisions and narrow these down to a single site concept. Once the final concept has been developed, a summary report that documents this concept will be prepared.

Deliverables:

- 1. Draft Conceptual Layout(s) – up to two concepts**
- 2. Final Conceptual Layout**

SUBTASK 2.3 - SUMMARY REPORT

The summary report, which will be prepared for the final conceptual layout, will establish the basis-of-design. This report will document the different areas of work, the basic assumptions of each feature, and the decisions that were made in the previous tasks. This report will be used in Phase 2 of the overall project to develop the construction/bidding documents and will be updated throughout the project as decisions are made and changes to the design occur.

Deliverable:

- 1. Summary Report for Final Conceptual Layout**

TASK 3 – ADDITIONAL SERVICES TASKS

The following additional services tasks must be authorized by the City prior to the work commencement. These Task 3 subtasks, if separately approved by the City, are proposed to be conducted and billed on a time and material basis.

SUBTASK 3.1 – ADDRESS TCEQ ADMINISTRATIVE AND TECHNICAL REVIEW COMMENTS REGARDING NEW TRANSFER STATION APPLICATION

This subtask includes the fee for addressing TCEQ administrative and technical Notice of Deficiency (NOD) review comments on the new transfer station application. This includes preparing a scanned .pdf file of any revisions or responses regarding the application and posting the file on SCS's State Required Posting website. *Since the complexity and scope of the TCEQ's comments are difficult to estimate, staff time is included in this subtask for typical level of comments.*

Subtask 3.1 Deliverables:

1. Prepare an Administrative Review comment response(s) letter and application revisions to TCEQ.
2. Prepare a Technical Review comment response(s) letter and application revisions to TCEQ.

SUBTASK 3.2 – TCEQ NEWSPAPER NOTICES ASSISTANCE

This subtask is included to assist the City with their preparation of, publishing of, and certification of newspaper notices of the administrative and technical approval of the new transfer station application. When TCEQ issues their administrative approval of the permit application, they will require the City to publish a notice in the local newspaper. This may include an alternative language publication. Additionally, a second publication will be required when TCEQ issues their technical approval of the permit application. Our proposed fee assumes that any fees for newspaper publications will be paid directly by the City. *SCS understands the City will complete this subtask, but SCS has included staff time in this proposal for minor assistance.*

Subtask 3.2 Deliverables:

1. Assist City with their preparation of an Administratively Complete notice package. Provide Notice language to City for publication in newspapers
2. Assist City with their preparation of a Technically Complete notice package. Provide notice language to City for publication in newspapers

SUBTASK 3.3 – PUBLIC AND COG MEETINGS ASSISTANCE

This task is for assisting the City with the preparation of a potential public meeting associated with the project. During the pandemic, public meetings have been held over Zoom calls versus in person. It is unknown at this time which would be required by the TCEQ. *Since the nature of the issues are difficult to estimate, this subtask includes limited staff time in this proposal for presentation assistance.* If needed, we have assumed one team member will provide backing support to the City at a public meeting.

In addition, a presentation regarding the project is sometimes requested by the Council of Governments (or subcommittees thereof) for a transfer station permit application. *This subtask includes limited staff time for presentation assistance and attendance.* If needed, we have assumed

one team member will provide backing support to the City at a COG meeting.

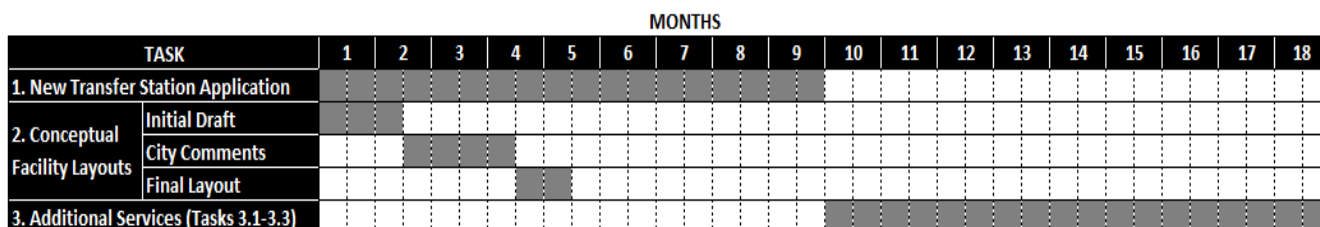
Subtask 3.3 Deliverables:

1. Assist City with public meeting and COG presentation
2. Attend public meeting and COG meeting

SCHEDULE AND FEE

We will initiate work immediately upon receipt of notice-to-proceed from the City. Our first meetings will be scheduled to conduct a site visit within the first 2 weeks of notice-to-proceed depending on the City’s availability. A proposed schedule for the work for key tasks is proposed below in bullet format followed by a graph.

- Task 1 can be completed within 9 months from notice-to-proceed pending completion of services from others, assuming a Floodplain Analysis, TxDOT driveway permit and traffic analysis and/or a wetlands permit is not needed.
- Additional Services Subtasks 3.1 through 3.3 are anticipated to be completed as needed, but that they would follow the completion of Task 1.
- The initial draft conceptual layout(s) will be submitted within 6 weeks of the project kickoff meeting. Upon selection of the conceptual layout of the entire Facility, the conceptual transfer station layout and building plan will be incorporated in the Task 1 new TS application. Task 2 is anticipated to be completed within 3 weeks of receipt of final City comments on the draft conceptual plans and the receipt of all information needed to refine the information into one, final conceptual layout.



Regarding our proposed fees, Table 1 below shows the proposed fees for the base tasks presented in this proposal. Table 2 shows the potential additional services for City authorization as the need arises. All tasks and subtasks are proposed on a time-and-materials, not-to-exceed fee basis. A copy of our proposed fee schedule is included in Appendix A.

Table 1 - Preliminary Phase - Phase 1 Proposed Fees by Task – Base Services

Task #	Task Name	2022 Fee	2023 Fee
1	New Transfer Station Application	\$45,500	\$94,030
2	Conceptual Facility Layouts	\$103,700	\$20,800
	Total	\$149,200.00	\$114,830.00

Table 2 - Preliminary Phase - Phase 1 Proposed Fees by Task – Potential Additional Services

Task #	Task Name	2022 Fee	2023 Fee
3.1	Address TCEQ Comments Regarding New TS Application	0	\$44,650
3.2	TCEQ Newspaper Notices Assistance	0	\$4,600
3.3	Public and COG Meetings Assistance	0	\$14,770
Total		\$0.00	\$64,020.00

Total Project Fee (Base and Additional Services) - \$328,050

ASSUMPTIONS

We have developed the Scope of Work based on our understanding of the project. The following is a list of assumptions used in the development of the scope of work, schedule and fees for the Phase 1 services:

- Survey Services. Others will provide a ground topographic survey with a map, boundary survey, and metes-and-bounds description for the transfer station permit/registration boundary, an adjacent landowner map and list within ¼ mile of the permit boundary, and drainage, pipelines, and utility easement map within the permit/registration boundary. Others will prepare the ground survey and prepare a topographic map in AutoCad format. Others will utilize a registered survey firm in Texas for this work that has significant experience completing these surveys for solid waste facilities, who will prepare the other surveys and maps. These drawings and lists will need to be included in the permit application. This scope of work is not included in this scope of work but can be included in the next phase of services for this contract.
- Traffic and Access Road Assessment. Traffic study proposed for Task 1 is for transfer station permitting/registration only and is a limited traffic count study. Road upgrades or additional traffic studies, such as Traffic Impact Analyses, and driveway permits are not included in this scope of work but can be included in the next phase of services for this contract. In addition, any traffic study needed for other entrances/exits to property, unrelated to the transfer station, is not included in this scope of work but can be included in the next phase of services for this contract.
- Wetlands Permitting. Any scope of services related to wetlands is provided by others. However, if needed, SCS could provide a fee estimate for wetlands and waters of the US delineation, coordination with USACE and meetings with USACE, preparation of an individual permit or assist the City with mitigation. If required by USACE, we also can prepare a pre-construction notification (PCN) for submittal of a Section 404 Nationwide Permit application to the USACE to be included in the next phase of services.
- Endangered Species. Permitting and mitigation of potential endangered species located on the property is not included in this scope of services. However, if requested by the City, SCS could provide a fee estimate for endangered species habitat survey, agency coordination with Texas Parks and Wildlife and US Fish and Wildlife Service.
- Bird studies are not included in this phase of services.
- Flood Plain Study or CLOMR. This proposal assumes these services will not be needed for the transfer station permit application. However, if the buildings or other critical facilities on the property are located in the 100-year floodplain, we could prepare a CLOMR to remove said facilities from the floodplain under a separate scope of services included in the next phase of

services for this contract.

- Preparation of other permit applications or approvals that may be required for the facilities is not included (e.g., TPDES Stormwater Notice of Intent, Stormwater Pollution Prevention Plan required after issuance of MSW permit, Air Permits).
- Newspaper publishing will be the responsibility of the City, and newspaper fees will be paid directly by the City.
- The City will lead a potential public meeting and/or council of governments (COG) meeting for the new transfer station application.
- Preparation for and participation in a Public Hearing for a Permit Application is not included. If required, our project team has significant experience in preparing for and serving as expert witnesses at various legal proceedings, including contested case hearings for solid waste facilities in Texas.
- Changes resulting from new regulations. Our team will monitor the evolution of state rules in an effort to avoid an impact on this application.
- Construction drawings or technical specifications other than the conceptual drawings are not included.
- It is assumed that the City will provide certain items, including: legal description and metes-and-bounds survey showing easements, rights-of-way, etc., for the entire property and evidence of financial assurance.
- In the course of interagency review of the permit application, certain agencies may request additional information that requires further study. Given the uncertainty of the need for such additional studies, such studies (e.g., historical, archaeological, land use, etc.) are not included in the proposal.
- This property is located in Nueces County. As such, pursuing re-zoning, platting or other local land use approval is not included in this scope of services.
- Any permit modifications/amendments contemplated for the adjacent landfill is not included in this scope of work.

Technical Assumptions

- Easements and right of ways will be provided by the City for the entire 89.64-acre property.
- We will designate a permanent benchmark for the transfer station in the application documents. However, the benchmark will not be installed until the construction phase of this contract in Phase 2.
- We understand that a constraints analysis, which would identify potential location restriction items of concern is being prepared for the property and will be provided by others. This information will serve as a basis for the layouts and potential impacts to certain facilities.
- The City wishes to utilize the existing inbound scales at the existing transfer station site, but upgrade the scalehouse for the new transfer station.
- A waterline and sanitary sewer will be provided for the transfer station building, administration building, and scalehouse.
- The City requests one inbound and outbound scale with ample passing lanes.
- Anticipate a maximum of 2,000 tons per day, or as the waste intake and building can ultimately

support, for the permit application.

- The transfer station will include two loading tunnels at a minimum.
- The transfer station will include a reinforced concrete floor.
- The City wishes to consider a permitting mechanism to potentially expand the permit boundary of the adjacent closed landfill to incorporate the new transfer station boundary as a landfill permit modification and pursue the new transfer station application as a registration.