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# AGENDA

## Fort Smith Board of Directors STUDY SESSION

July 27, 2021 ~ 6:00 p.m.

Blue Lion

101 North 2<sup>nd</sup> Street / Room B

***THIS MEETING IS BEING TELECAST LIVE AT THE FOLLOWING LINK:***

<https://video.ibm.com/channel/XqbsvFPFApS>

### CALL TO ORDER

1. Discuss Cell A-6 construction and associated improvements at the Fort Smith Sanitary Landfill ~ *Placed on future study session at the May 11, 2021 regular meeting ~ (Solid Waste Services)*
2. Update on the Kitties and Kanines Shelter Activities

### ADJOURN



# Memo

**To:** Carl Geffken, City Administrator  
**From:** Jeff Dingman, Deputy City Administrator  
**Date:** 7/16/2021  
**Re:** Study Session Discussion – Landfill Cell A-6 Construction

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At the May 11, 2021 regular meeting, the Board of Directors tabled consideration of awarding a contract for construction of a new Cell A-6 at the Fort Smith Sanitary Landfill. The lone bid received for construction of the landfill cell was \$9,576,634.25 funded by the Solid Waste Sinking Fund. As the bid was significantly higher than the engineer's estimate, the Board requested a study session discussion on the project and its associated cost, and that discussion is on the agenda for the July 27, 2021 study session.

Mr. Torrey Lougin, Landfill Manager, and I will be available to address this matter with the Board. Mr. Michael Bradford, the city's consulting engineer from Terracon, will also attend the study session prepared to discuss the need for this project and the associated cost. He will also be prepared to answer questions related to difference between the engineer's estimate and the bid the city received from the lone bidder for the contract.

We anticipate that after this discussion, we will re-bid this project and bring a new proposal to the Board to consider this fall. Please contact me if there are questions regarding this agenda item.

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION TO ACCEPT THE BID AND  
AUTHORIZE A CONTRACT FOR THE  
CELL A-6 CONSTRUCTION, WHEEL WASH PAD  
CONSTRUCTION & CULVERT/ROAD REPAIR  
AT THE FORT SMITH SANITARY LANDFILL  
PROJECT NO. 016-001-35197320**

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF FORT SMITH, ARKANSAS, THAT:

SECTION 1: The bid of Steve Beam Construction, Inc. received April 15, 2021 for the Cell A-6 Construction, Wheel Wash Pad Construction & Culvert/Road Repair, Project No. 016-001-35197320, in the amount of \$9,576,634.25 is hereby accepted.

SECTION 2: The Mayor is authorized to execute a contract with Steve Beam Construction, Inc. subject to the terms set forth in Section 1 above.

SECTION 3: Payment for construction authorized by Section 1 is hereby authorized from the Solid Waste Sinking Fund (1118).

This resolution adopted this \_\_\_\_\_ day of May, 2021.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

Approved as to Form



\_\_\_\_\_  
*No Publication Required*



# Memorandum

**TO:** Carl Geffken, City Administrator

**CC:** Jeff Dingman, Deputy City Administrator

**FROM:** Kyle Foreman, Director of Solid Waste Services *KF.*

**DATE:** April 22, 2021

**SUBJECT:** Cell A-6 Construction, Wheel Wash Pad & Culvert/Road Repair  
Project No. 016-001-35197320

This project consists of, in general, construction of new Cell A-6 landfill waste area bottom composite liner, leachate collection system, storm water control structures, wheel wash and culvert/road repairs at the City of Fort Smith Landfill facility.

Construction plans and specifications were prepared by Terracon Consultants, Inc. of Bryant, AR. An advertisement was published and bids were received on April 15, 2021. Five contractors requested plans and specifications and only one bid was received which is summarized as follows:

CONTRACTOR	AMOUNT
1. Steve Beam Construction, Inc. Fort Smith, AR	\$9,576,634.25
<i>Engineers Estimate</i>	<i>\$3.5 Mil</i>

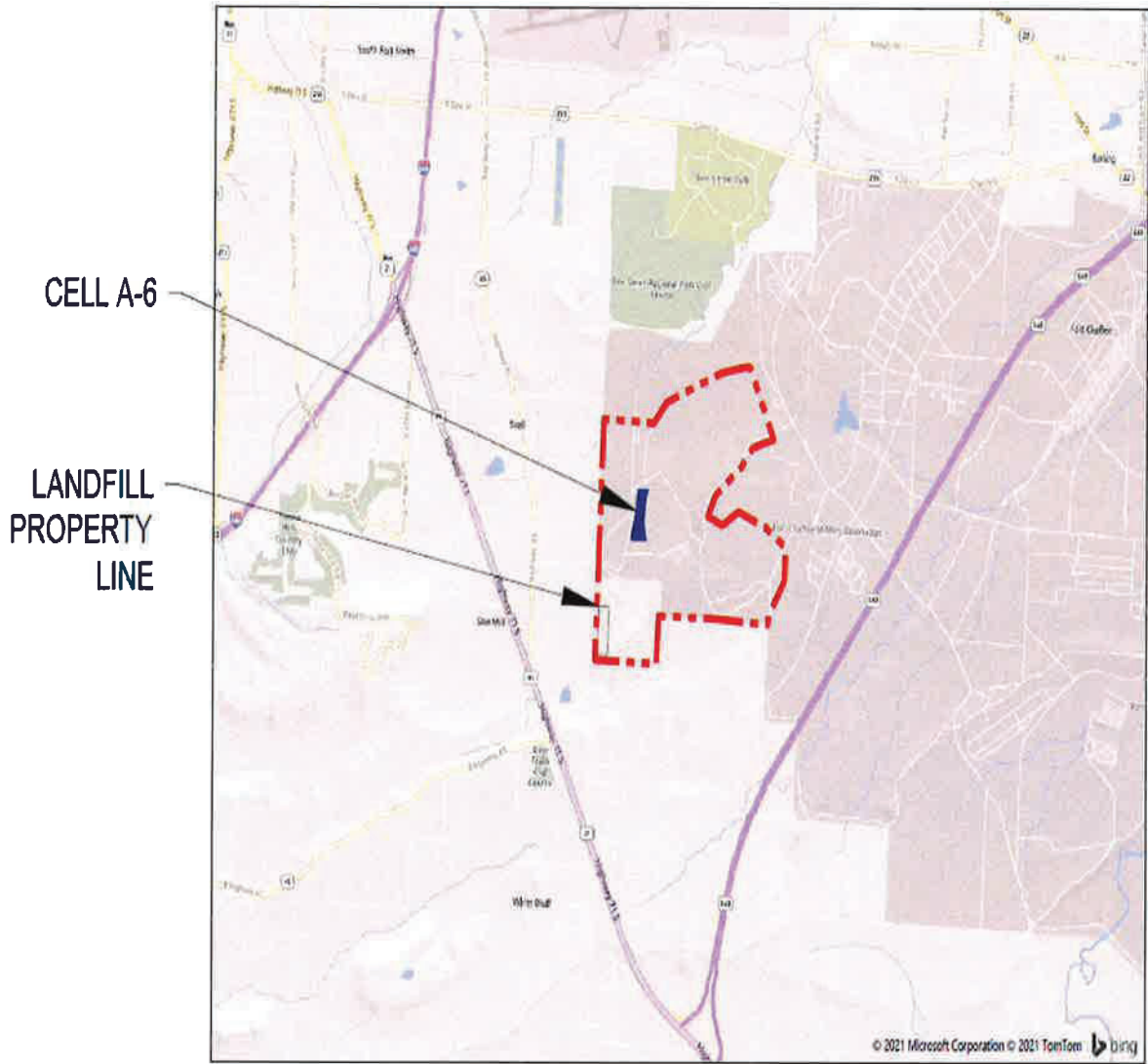
In an effort to help the city financially plan for future landfill construction Terracon submitted to the city on May 18, 2018 a cost estimate for cell A-6, Phase A closure, and cell B-1 construction. Since then, cost of certain goods and services has risen substantially.

In January 2018, 6 months before I started with the city, I was a part of cell bidding and construction for a cell in Irving, TX. At that time 8 bidders bid on the project and the bids ranged anywhere from \$8,859,550 to \$5,166,299. Sizes of the cells are similar. The main cost drivers in these projects are dirt work and liner purchase and install. In 2018 excavation was an average of \$2.29 per cubic yard, now its \$10.55 per cubic yard. In 2018, liner was \$0.51 per square foot, now its \$0.78. The influence in these costs are the labor pool, its availability and fuel prices. In conversation with Terracon and other industry professionals, both construction and solid waste,

Carl Geffken  
April 22, 2021  
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this cell will not get any cheaper in the near future. There are cost in the current bid that do not have price guarantees on them and could increase before we even sign the contract.

I recommend that the bid be accepted and that the construction contract be awarded to Steve Beam Construction, Inc. The estimated notice to proceed date for this contract is May 15, 2021. Based on the contract duration of 300 days, the estimated completion date would be March 11, 2022.



## SITE LOCATION MAP

City of Fort Smith Class 1 Landfill Cell A-6 Construction Engineering Cost Estimate					
Area of Work	Unit	Estimated Quantity	Steve Beam Unit Cost (\$)	Steve Beam Estimated Subtotal Cost (\$)	
<b>BASE BID</b>					
<b>CELL A-6 CONSTRUCTION (DRAWINGS L1 - L16)</b>					
1	Mobilization/Demobilization	LS	1	413,250	\$ 413,250
2	Performance and Payment Bond (100%)	LS	1	138,400	\$ 138,400
3	Construction Stormwater Control and Dewatering	LS	1	115,000	\$ 115,000
4	Clearing, Grubbing, Material Stockpiling	Acre	21	1,150.00	\$ 24,150
5	<b>Mass Grading</b> - Includes Cell A-6 Subgrade Rough Grade, Perimeter Infrastructure and Containment Berm Construction, and Bedrock 2-foot Subgrade Undercut (CUT) [estimated cut quantities shown are bank, stockpiled volumes will be adjusted based on a 65% swell factor for cut rock, 40% swell factor for soil/gravel]	-	-		
	- Soil Cut/Fill (95% compaction ASTM D-698)	CY (Cut)	112,800	10.55	\$ 1,190,040
		CY (Fill)	7,900	9.78	\$ 77,262
	- Approximated 2-FT Rock Cut (assumes bedrock is uniformly encountered at 4-feet below grade)	CY (Cut)	69,600	32.20	\$ 2,241,120
6	Remove and Repurpose/Reorient Existing Stormwater Culverts within Working Area	EA	3	23,000	\$ 69,000
7	6-inch Rip Rap Culvert Aprons (On-site Sources Available)	TONS	275		\$ -
	- If Imported			57.50	
	- If Onsite Sources Used			16.10	\$ 4,428
8	Install FlexaMat Plus over 1:1 slope Outer Channel Cut Section	LS	1	306,400	\$ 306,400
9	<b>Prepared Subgrade Grading and Finishing</b> - Includes 31,600 CY backfill and compaction 2-foot rock undercut with 1"-minus screened structural soil, removal of surface debris, compaction of surface, and smooth drum rolling graded surface	LS	1	308,890	\$ 308,890
10	Expose and Clean Existing Phase A Anchor Trench Liner	LF	1,350	37.00	\$ 49,950
11	Purchase and Install geosynthetic clay liner	SF	542,000	0.46	\$ 249,320
12	Purchase 60-mil HDPE liner	SF	542,000	0.78	\$ 422,760
13	Purchase and Install double sided drainage geocomposite	SF	542,000	0.77	\$ 417,340
14	Excavate and backfill anchor trench	LF	2,250	17.25	\$ 38,813
15	Screen and Install Protective Cover Soil Layer	CY	41,700	43.70	\$ 1,822,290
16	Purchase and install 8-inch HDPE SDR-17 perforated leachate collection piping and "gravel/textile" wrap per detail "I" on Drawing 16	LF	1,200	147.50	\$ 177,000
17	Purchase and install 8-inch HDPE SDR-17 solid leachate collection piping cleanout riser	LF	100	147.20	\$ 14,720
18	Purchase and install 18-inch HDPE SDR-17 sump pump riser pipe. Includes perforated pipe sections, solid pipe sections, and end cap.	LF	140	522.70	\$ 73,178
19	Construct leachate collection sumps per details "J" and "K" on Drawing L16. Includes drainage rock, rub sheets, and geotextiles.	EA	2	16,080.00	\$ 32,160
20	Construct connection to existing Phase A liner and temporary rain flap per detail "F" and "G" on Drawing L15	LF	1,350	23.60	\$ 31,860
21	Construct leachate sump pump and cleanout riser pipe concrete headwall per Detail "N" on Drawing L16	EA	2	30,234.00	\$ 60,468
22	Purchase and install leachate pump system, includes pump, control panel, and pressure sensor, programming, connection to power	EA	2	91,727.00	\$ 183,454
23	Install pump discharge assembly and connect to new forcemain, per Detail "N" on Drawing 16.	EA	2	19,987.00	\$ 39,974
24	Install 3"x6" HDPE Dual Contained Leachate Forcemain Pipe, includes isolation and check valves at intersection.	LF	1,750	105.00	\$ 183,750
25	Install leachate forcemain connection to existing manhole per Detail "O" on Drawing 16.	LS	1	27,898.00	\$ 27,898
26	Connect to existing power and extend buried 1.5-inch conduit electrical power to proposed Leachate Pumping Systems	EA	2	26,162.50	\$ 52,325
27	Construct 25-foot wide gravel base road and Cell Entrance Ramps, culverts included in Bid Item 5 (Detail "D" on Drawing 14)	LF	1,100	92.00	\$ 101,200
28	Topsoil, Seeding, and Mulching (All Disturbed Areas Outside the Cell and Roads)	Acre	7	2,300.00	\$ 16,100
29	Silt Fencing Around Construction Areas	LF	2,700	8.00	\$ 21,600
30	96" long x 27-inch wide x 32" tall Jersey Barrier	EA	40	737.50	\$ 29,500
<b>SUBTOTAL CELL A-6 CONSTRUCTION</b>					<b>\$ 8,933,599</b>
<b>TRUCK WHEELWASH (DRAWINGS W1-W6)</b>					

Average Cost	Estimated Cost from Averages	
\$ 413,250.00	\$ 413,250.00	
\$ 138,400.00	\$ 138,400.00	
\$ 38,246.67	\$ 38,246.67	
\$ 1,150.00	\$ 24,150.00	
\$ 3.24	\$ 365,472.00	
\$ 3.89	\$ 30,731.00	
\$ 28.56	\$ 1,987,776.00	
\$ 23,000.00	\$ 69,000.00	
	\$ -	
\$ 16.10	\$ 4,427.50	
\$ 170,000.00	\$ 170,000.00	
\$ 308,890.00	\$ 308,890.00	
\$ 24.65	\$ 33,279.43	
\$ 0.79	\$ 429,264.00	
\$ 0.62	\$ 336,717.50	
\$ 0.71	\$ 386,175.00	
\$ 16.23	\$ 36,525.00	
\$ 7.74	\$ 322,572.67	
\$ 104.01	\$ 124,812.00	
\$ 105.95	\$ 10,595.00	
\$ 245.00	\$ 34,300.00	
\$ 10,772.78	\$ 21,545.55	
\$ 20.00	\$ 27,000.00	
\$ 6,100.00	\$ 12,200.00	
\$ 18,000.00	\$ 36,000.00	
\$ 19,987.00	\$ 39,974.00	
\$ 105.00	\$ 183,750.00	
\$ 27,898.00	\$ 27,898.00	
\$ 10,600.00	\$ 21,200.00	
\$ 100.00	\$ 110,000.00	
\$ 2,300.00	\$ 16,100.00	
\$ 3.21	\$ 8,658.00	
\$ 737.50	\$ 29,500.00	DIFFERENCE
	<b>\$ 5,798,409.32</b>	<b>\$ 3,135,189.68</b>

City of Fort Smith Class 1 Landfill Cell A-6 Construction Engineering Cost Estimate				
Area of Work	Unit	Estimated Quantity	Steve Beam Unit Cost (\$)	Steve Beam Estimated Subtotal Cost (\$)
31 Complete installation of Neptune Wash Solutions NexGen Maximus II wheel wash system, including foundations, tanks and appurtenances in accordance with Innovative Equipment Solutions drawings and specifications. Includes approximately 30 CY subgrade cut, 602 CY subgrade fill, 3,044 CY aggregate base, 1,261 CY concrete pavement and approaches, 200 amp Electrical Service in approximately 500 LF 3" diameter electrical conduit, including concrete pavement cut and all electrical service materials, wiring and panels, in accordance with drawings W1 - W6.	LS	1	517,100	\$ 517,100
<b>SUBTOTAL TRUCK WHEELWASH CONSTRUCTION</b>				<b>\$ 517,100</b>
<b>ROAD/CULVERT REPAIR (DRAWINGS C1)</b>				
32 Excavate and Remove Existing Culvert Pipe	LS	1	4,025	\$ 4,025
33 Furnish and Install Precast Concrete 4-ft x 6-ft Box Culvert (dual Side by Site)	LF	90	862.50	\$ 77,625
34 Furnish and Install Precast Concrete Headwall, Toe Plate, Footwall, and Wingwalls.	LS	1	15,150	\$ 15,150
35 Construct Compacted Soil Berm	CY	75	40.25	\$ 3,019
36 12"-24" Rip Rap Culvert Apron and Slope Armor (On-site Sources Available)	TONS	140		
- If Imported			57.50	
- If Onsite Sources Used			16.10	\$ 2,254
<b>SUBTOTAL ROAD/CULVERT REPAIR CONSTRUCTION</b>				<b>\$ 102,073</b>
<b>TOTAL PROJECT</b>				<b>\$ 9,552,772</b>

Average Cost	Estimated Cost from Averages	
	\$ 517,100.00	DIFFERENCE
	<b>\$ 517,100.00</b>	<b>\$ -</b>
<b>\$ 4,025.00</b>	\$ 4,025.00	
\$ 696.00	\$ 62,640.00	
<b>\$ 15,150.00</b>	\$ 15,150.00	
\$ 3.24	\$ 243.00	
	\$ -	
\$ 57.50	\$ -	
<b>\$ 16.10</b>	\$ 2,254.00	
	<b>\$ 84,312.00</b>	DIFFERENCE
	<b>\$ 6,399,821.32</b>	<b>\$ 3,152,950.43</b>



