

**Yancey Tract – Trash Convenience Center Report**

Prepared by Dean Simmons, Director of General Services

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**Question to the Prince George County Board of Supervisors:**

**Which of the following two options does the Prince George Board of Supervisors wish to proceed with?**

**Option 1:**

**Convenience location for Household Trash Only**

- Cost of Development – Design Phase \$161,997
  - Past Expense was \$150,000 to develop land
- A Per Bag Cost to Citizens
- No Scale / Household Trash Only – all other items would have to be taken to Union Branch location.
- Budget Estimate
  - Stationary Compactors - \$ 25k - \$ 28K each
  - Concrete pads \$ 5 k each compactor

**Option 2:**

**Full Service Facility**

- Similar to the PG Convenience Center at Union Branch Road
- Design Phase \$161,997
  - Need to consider Cost of Land Development, may be increased because more than 1 acre required
- Additional Cost = \$100,000
  - Payment will be per pound so scales will be required for an additional cost of \$100,000 today's money.

Budget Estimate

40' scale - \$ 53,000.00  
Scale rails - \$ 5,000.00  
Concrete aprons 35 – 40 K  
Annual certifications - \$ 500.00

## **Guernsey Tingle Proposal –**

### **Schematic Design Phase**

- \$46,650 to Include Site Survey

### **Design Development Documents**

- \$31,677

### **Construction Documents**

- \$49,436

### **Construction Administration**

- \$34,234

**Total Architectural Services = \$161,997**



March 2, 2022

Dean Simmons  
Director General Services  
P.O. Box 68  
Prince George, VA 23875

**RE: Yancey Track, Prince George  
Trash Convenience Center**

Dear Dean:

GuernseyTingle is pleased to provide this proposal to perform Schematic Design, Design Development, Construction Document, Bidding, and Construction Administration Phase services for the property described above. Our understanding of the goal of the project is to provide a trash convenience facility at the above location. Currently, we understand that this will include two compactors, recyclable collection, and a small, manned building. The project scope will be further clarified during the initial site programming meeting.

Our services shall include the following:

**Schematic Design Phase:** Our design team will make an initial site visit to meet with the Owner to discuss the project and program requirements. Based on information gathered, we will develop schematic site and building plans, as well as exterior elevations. We will perform a site survey during this phase not-to-exceed 5 acres. This will be billed hourly based on the final project needs. If more than 5-acres is required to be surveyed, additional fees may be required. We will also perform a geotechnical investigation during this time which consists of six profile borings and required testing. A report will be issued based on findings. Finally, a cost estimate will be provided based on the schematic design documents. We will meet virtually with the Owner to review the schematic design and cost estimate.

***We propose to provide work for the Schematic Design Phase for a fixed fee of \$46,650. (Note that the Site Survey, to be billed hourly, is \$16,363 of this fee.)***

**Design Documents Phase:** Based on the approved documents and information gathered during Schematic Design, we will further develop detailed documents. We will further develop the civil drawings to include E&S, demolition, layout, utility, grading, drainage, and stormwater management plans. Building plans will include a foundation and framing plan, floor plan, roof plan, building elevations, building and wall sections, and reflected ceiling plan. We will also prepare preliminary structural, plumbing, mechanical, and electrical plans, and schedules. A cost estimate will be

provided based on the design development document plans. We will meet with the owner for cost estimate and document approval prior to moving to the construction documents.

***We propose to provide work for the Design Development Documents Phase for a fixed fee of \$31,677.***

**Construction Documents Phase:** Based on comments received by the Owner during the Design Phase, we will make adjustments to the documents. We will finalize the civil drawings to include E&S, demolition, layout, utility, grading, drainage, stormwater management, landscape plans, and details. Final building plans will include a foundation and framing plan, floor plan, roof plan, building elevations, building and wall sections, reflected ceiling plan, window and door schedules, and interior details. We will also prepare final structural, plumbing, mechanical, and electrical plans, and schedules. We will prepare technical book specifications for your use. A final cost estimate will be provided based on the construction document plans. We will meet with the owner for cost estimate and construction document approval prior to completing the permit documents. Also included in this phase is time to coordinate with VDEQ for review and approval as well as documents for the Owner to submit to VDEQ/VSMP for a land disturbance permit. The permit fee is not included. Printing is included for documents to be sent for permit.

***We propose to provide work for the Construction Documents Phases for a fixed fee of \$49,436.***

**Bidding Negotiation Phase:**

- Attend the Pre-Bid Conference, either virtually or in-person.
- Answer bidder's questions and issue an addendum as required.

**Construction Administration Phase (based on 6 months construction):**

- Review submittals provide by the contractor.
- Answer contractor's questions and RFI's during construction.
- Review Pay Applications provided by the selected General Contractor.
- Civil to attend up to 12 site visits (includes Pre-Con, progress visits when needed, and substantial completion), architect to attend up to 3 site visits/meetings (includes Pre-Con, progress visit as need, and substantial completion), and mechanical/electrical engineers to attend 1 site visit/meeting each.
- Prepare Record Drawings based on the Contractor's marked up set of drawings.

***We propose to provide work for the Biding and Construction Administration Phases for an hourly, not-to-exceed fee of \$34,234.***

These fees include estimated reimbursable expenses for travel mileage and printing services. Actual expenses will be included at invoicing. This proposal for architectural services does not include the following:

- Special Inspections.
- Fire Suppression System design or engineering.
- Three dimensional images or color renderings.
- Value engineering services.

We have included a Scope of Work & Fee Worksheet, showing our breakdown of the proposed tasks and hours. Standard terms, conditions, and hourly rates are as agreed to in Prince George County Contract #21-04-0504, with a renewal dated October 14, 2021.

We look forward to working with the Prince George County on this important facility.

Sincerely,



Stephanie L. Kalantarians, AIA  
Vice-President  
GuernseyTingle

Enclosures: Scope of Work Fee Worksheet

<b>Accepted:</b>
_____
Signature
_____
Name & Title
_____
Date

