



OFFICE OF THE COUNTY ADMINISTRATOR  
POST OFFICE BOX 358  
STANARDSVILLE, VIRGINIA 22973  
434-985-5201  
FAX: 434-985-3705

**MEMORANDUM**

<b>TO:</b>	Greene County Board of Supervisors
<b>FROM:</b>	Terry Beigie, Deputy Clerk to the Board of Supervisors
<b>SUBJECT:</b>	Tipping Shed Flooring Repair/Replace
<b>DATE:</b>	April 28, 2026

**Recommended action:**

Approve the attached resolution to allow the County Administrator to execute the contract with Leak & Associates for repairs/replacement of the Tipping Shed Flooring as outlined in the invitation for bid dated March 20, 2026.

**Background:**

Greene County released the Invitation for Bid #2026-005 for Concrete Services for Solid Waste Transfer Station Tipping Floor Repairs on March 20, 2026. We held a public opening on April 15, 2026, and received one response. I've attached the bid tabulation.

Leak & Associates was the lowest responsible bidder at \$245,000. The budget for this work was approved and allocated in the Fiscal Year 2026 budget.

If you have any questions, do not hesitate to reach out to me or Mr. Mike Taylor, Director of Facilities/Maintenance.

**RESOLUTION TO AUTHORIZE EXECUTION  
OF A CONTRACT THE REPAIR/REPLACE OF THE SOLID  
WASTE TRANSFER STATION TIPPING SHED FLOOR**

**WHEREAS**, Greene County has solicited proposals for the contract for repair/replace of the solid waste transfer station tipping shed floor; and

**WHEREAS**, one proposal was received and publicly opened on April 15, 2026; and

**WHEREAS**, Leak & Associates was the lowest responsive bidder; and

**WHEREAS**, the Board desires to award a contract to repair/replace the solid waste transfer station tipping shed floor.

**NOW, THEREFORE, BE IT RESOLVED** by the Greene County Board of Supervisors that the County Administrator is hereby authorized to execute a contract with Leak & Associates for the work outlined in invitation for bid dated March 20, 2026, once the County Attorney has approved it.

**ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON APRIL 28, 2026.**

Motion:

Second:

Votes:

Steve Catalano: \_\_\_\_\_  
Marie Durrer: \_\_\_\_\_  
Tim Goolsby: \_\_\_\_\_  
Matthew Hartung \_\_\_\_\_  
Davis Lamb: \_\_\_\_\_

\_\_\_\_\_  
Steve Catalano, Chair  
Greene County Board of Supervisors

ATTEST: \_\_\_\_\_  
Cathy Schafrik, Clerk  
Greene County Board of Supervisors



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**NOTICE OF INTENT TO AWARD**

DATE: April 28, 2026

COMMODITY: Concrete Services for Solid Waste Transfer Station Tipping Floor Repairs

IN RESPONSE TO RFP # 2026-007 ISSUED: March 20, 2026

CONTRACTOR(S)/VENDOR(S): Leak & Associates

Records for this procurement are now available for inspection by any bidder on this IFB.

(Purchase officer/contract officer) Cathy Schafrik, County Administrator  
Name typed or printed



**IFB: #2026-005**  
**Concrete Services for Solid Waste Transfer Station Tipping Floor Repairs**  
**Bid Tabulation April 15, 2026**

Company	On Time	6 attachments?	Bid Amount
Leak & Associates	Yes	Yes	\$245,000.00

Notice to Award at the April 28, 2026, Board of Supervisors meeting

### ATTACHMENT A – REFERENCE FORM

Vendor to complete all blanks in this document. Please list at least three with whom you have had similar contracts during the past three years. These references must be included with your proposal.

1. Company/County Bedford County Va  
Contact Name Lance Rowsey  
Telephone Number 540-871-0630  
Email lrowsey@bedfordcountyva.gov

2. Company/County MRSWA Va  
Contact Name Alan Cummins  
Telephone Number 540-998-5704  
Email acummins@mrswa.com

3. Company/County Greene County Tenn  
Contact Name Max Lowe  
Telephone Number 423-620-2898  
Email mlowe@greencountytn.gov.com

### ATTACHMENT B – BID RESPONSE FORM

This form should be completed and returned as part of your bid packet.

**1. NAME AND ADDRESS OF FIRM**

SIGNATURE *John R Leak*

BY (print name) *John R Leak*

TITLE *President* DATE *4/9/2026*

COMPANY NAME *Leak and Associates Inc*

STREET ADDRESS *1421 Old Pagewood Monroe Rd*

CITY, STATE, ZIP *Monroe NC 28112*

TELEPHONE *704-284-6949* FAX E-MAIL *johnleak@leakandassociates.com*

SOCIAL SECURITY OR FEDERAL TAX I.D. # *56-1862475*

GREENE COUNTY BUSINESS LICENSE # *NA*

VIRGINIA CONTRACTOR'S EXPIRATION DATE CLASS  
LICENSE # *2705024201* *6-30-26* *A*

NAME OF INSURANCE CARRIER, BROKER OR AGENCY

Pursuant to and in accordance with "INVITATION FOR BIDS # 2026-005", the undersigned agrees to provide all equipment, fuel, transportation, insurance, labor, material, and other items as necessary, needed to successfully deliver and install the generators as stated in this IFB.

All prices shall include:

- 1. all applicable sales and/or use taxes,
- 2. all insurance premiums required,
- 3. all applicable allowances of this Bid Response Form

**2. BID PRICE**

**LUMP SUM PRICE:** Please provide your lump sum price for the work on the project.

\$245,500.00 (Ten hundred forty five thousand five hundred dollars and zero cents )  
 (please write number numerically and then in word form)

*\*The lump sum cost will be used to determine the apparent low bidder.*

*\* Mathematical Errors. Discrepancies between the addition of the unit prices and the lump sum will be resolved by in favor of the unit prices (adding the unit prices to determine the correct lump sum). Discrepancies between words and figures will be resolved in favor of words.*

**SUBCONTRACTORS**

The following Subcontractors are proposed for the item(s) of work listed. Trade contractors are subject to review per the General Conditions. List only firms that will supply any labor at this site. Submit a reference form for each Subcontractor listed.

ITEM OF WORK	SUBCONTRACTOR
See attached	Documents

**BID PRESENTATION**

- A. The Contractor having carefully examined the Bid Documents and all other related documents, fully reviewed the existing site conditions, and having become familiar with all conditions affecting the proposed work, including the availability of labor, materials and equipment, agrees to perform all Work required by the Bid Documents.
- B. The Contractor, if awarded a Contract, agrees to commence the work on the date(s) specified in the Notice(s) to Proceed; to carry the work forward expeditiously with adequate forces; and subject to authorized adjustments, to achieve Interim Milestones, Substantial Completion and Final Completion in accordance with the dates or periods of performance set forth in the Contract Documents.

**CONTRACTOR'S ORGANIZATION (strike out all conditions that do not apply)**

- A. An individual or sole proprietorship
- B. A partnership
- C. A joint venture
- D. A corporation organized under the laws of the State of North Carolina

**ATTACHMENTS**

The following is a checklist of items that are to be included with the Bid Response Form and shall be completed by the Contractor:

- A.  Attachment A: Reference Form
- B.  Attachment B: Bid Response Form
- C.  Attachment C: SCC Form
- D.  Certificate of Insurance
- E.  Copies of any required licenses or permits
- F.  Copy of State Contractor's License, if applicable

**8. SIGNATURE AND SEAL**

Signed and sealed this 9<sup>th</sup> day of April, 2026

**BIDDER - SIGNATURE:** John R. Leach

NAME: John R. Leach

TITLE: President

**ATTACHMENT C-  
PROOF OF AUTHORITY TO TRANSACT BUSINESS IN VIRGINIA**

THIS FORM MUST BE SUBMITTED WITH YOUR PROPOSAL/BID. FAILURE TO INCLUDE THIS FORM MAY RESULT IN REJECTION OF YOUR PROPOSAL/BID

Pursuant to Virginia Code §2.2-4311.2, an Offeror/Bidder organized or authorized to transact business in the Commonwealth pursuant to Title 13.1 or Title 50 of the Code of Virginia shall include in its proposal/bid the identification number issued to it by the State Corporation Commission (“SCC”). Any Offeror/Bidder that is not required to be authorized to transact business in the Commonwealth as a foreign business entity under Title 13.1 or Title 50 of the Code of Virginia or as otherwise required by law shall include in its proposal/bid a statement describing why the Offeror/Bidder is not required to be so authorized. Any Offeror/Bidder described herein that fails to provide the required information shall not receive an award unless a waiver of this requirement and the administrative policies and procedures established to implement this section is granted by the County Administrator.

If this quote for goods or services is accepted by the County of Greene, Virginia, the undersigned agrees that the requirements of the Code of Virginia Section 2.2-4311.2 have been met.

Please complete the following by checking the appropriate line that applies and providing the requested information.

A.  Offeror/Bidder is a Virginia business entity organized and authorized to transact business in Virginia by the SCC and such vendor’s Identification Number issued to it by the SCC is \_\_\_\_\_.

B.  Offeror/Bidder is an out-of-state (foreign) business entity that is authorized to transact business in Virginia by the SCC and such vendor’s Identification Number issued to it by the SCC is F1178393.

C.  Offeror/Bidder does not have an Identification Number issued to it by the SCC and such vendor is not required to be authorized to transact business in Virginia by the SCC for the following reason(s): \_\_\_\_\_.

Please attach additional sheets if you need to explain why such Offeror/Bidder is not required to be authorized to transact business in Virginia.

Legal Name of Company (as listed on W-9)

Legal Name of Offeror/Bidder

Authorized Signature Date

Print or Type Name and Title



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/09/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> <b>Rogers Insurance Solutions</b> <b>3302 A West Highway 74</b> <b>Monroe, NC 28110</b> <b>License #: 3001702305</b>	<b>CONTACT NAME:</b> Gwenn Burrell <b>PHONE (A/C, No, Ext):</b> (980)313-8211 <b>E-MAIL ADDRESS:</b> gwenn@rogersinsurancesolution.com <b>FAX (A/C, No):</b> (980)269-8082
	<b>INSURER(S) AFFORDING COVERAGE</b> <b>NAIC #</b> <b>INSURER A:</b> <b>Frankenmuth Insurance Company</b> <b>13986</b> <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>
<b>INSURED</b> <b>Leak and Associates Inc.</b> <b>PO Box 3039</b> <b>Monroe, NC 28111-3039</b>	

**COVERAGES**      **CERTIFICATE NUMBER: 00000820-0**      **REVISION NUMBER: 47**


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	6716810	06/24/2025	06/24/2026	EACH OCCURRENCE \$ <b>1,000,000</b> DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>1,000,000</b> MED EXP (Any one person) \$ <b>10,000</b> PERSONAL & ADV INJURY \$ <b>1,000,000</b> GENERAL AGGREGATE \$ <b>2,000,000</b> PRODUCTS - COMP/OP AGG \$ <b>2,000,000</b> \$
A	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		6716809	06/24/2025	06/24/2026	COMBINED SINGLE LIMIT (Ea accident) \$ <b>1,000,000</b> BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB    CLAIMS-MADE DED    RETENTION \$ <b>10,000</b>		6716810	06/24/2025	06/24/2026	EACH OCCURRENCE \$ <b>5,000,000</b> AGGREGATE \$ <b>5,000,000</b> \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A	6716808	06/24/2025	06/24/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ <b>1,000,000</b> E.L. DISEASE - EA EMPLOYEE \$ <b>1,000,000</b> E.L. DISEASE - POLICY LIMIT \$ <b>1,000,000</b>
A	<b>Pollution Liability</b>		6716810	06/24/2025	06/24/2026	Aggregate \$ <b>1,000,000</b>
A	<b>Professional Liab</b>		6716810	06/24/2025	06/24/2026	Aggregate \$ <b>1,000,000</b>

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Greene County, Virginia, its officers, agents, and employees as additional insured on a primary and non-contributory basis in regards to general liability.

**CERTIFICATE HOLDER****CANCELLATION**

<b>County of Greene</b> <b>County Admin.</b> <b>PO Box 358</b> <b>Standardsville, VA 22973</b>	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  <b>AUTHORIZED REPRESENTATIVE</b>  (KGB)
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COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation

9960 Mayland Drive, Suite 400, Richmond, VA 23233

Telephone: (804) 367-8500

EXPIRES ON

06-30-2026

NUMBER

2705024201

BOARD FOR CONTRACTORS  
CLASS A CONTRACTOR  
\*CLASSIFICATIONS\* CBC



LEAK AND ASSOCIATES INC  
PO BOX 3039  
MONROE, NC 28111



Brian Wolford, Interim Director

Status can be verified at <http://www.dpor.virginia.gov>

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LIC (02/2017)

(DETACH HERE)



COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation

CLASS A BOARD FOR CONTRACTORS  
CONTRACTOR

\*CLASSIFICATIONS\* CBC

NUMBER: 2705024201 EXPIRES: 06-30-2026

LEAK AND ASSOCIATES INC  
PO BOX 3039  
MONROE, NC 28111



(FOLD)

Status can be verified at <http://www.dpor.virginia.gov>

DPOR-PC (02/2017)



Bid Proposal

Submitted to: Michael Taylor

Proposal Date: 4/9/2025

Principal/Owner: County of Greene

Project: IFB # 2026-005 CONCRETE SERVICES FOR SOLID WASTE  
TRANSFER STATION TIPPING FLOOR REPAIRS

LEAK AND ASSOCIATES, INC. ("Leak") proposes to perform the Work described below in accordance with industry standard practices and the Standard Terms & Conditions referenced herein.

**GENERAL DESCRIPTION OF SERVICES:**

L&A will coordinate with SGH Engineers (Simpson Gumpertz & Heger) to develop a Sacrificial Floor Repair. This floor repair recommendation will have the following characteristics

- Resurface the entire tipping floor area with an unbonded 6 inch minimum concrete overlay.
- Mix design will be in accordance with Simpson Gumpertz & Heger "Improved Performance of Tipping Floor Concrete Mix Design."
- Minimum 6" concrete overlay reinforced with #5 rebar over the entire tipping floor. New floor and apron will be poured around the existing metal building columns. Low areas or depressions in elevation of the existing floor will level out with compacted sand for a uniform tipping slab thickness.
- Approximately 15' wide keyway at the facility entrance/ doors to tie into the new floor elevation. New tie in for the pit ramp and new apron elevations may be needed.
- Approximately 5 Area drains will be installed over existing trench drain for leachate collection. Area drain will feed into existing trench. Existing trench must be free of debris before work is to commence. One cleanout cover for the 2x2 cleanout pit.

**Price: \$ 245,500 lump sum**

Upon receipt of notice to proceed with the project L&A will mobilize within 30 days. Any additional facility closure time will be dependent on unforeseen conditions. The required curing time for concrete will be determined based on concrete test results.

PROPOSAL ACCEPTED BY:

LEAK AND ASSOCIATES, INC.

OWNER

  
John R. Leak President

NAME

TITLE

DATE:

DATE: 4/9/2025

## STANDARD TERMS & CONDITIONS

This Proposal is subject to the following Standard Terms & Conditions. If any of these Standard Terms & Conditions are in conflict with any Special Terms & Conditions of this Proposal, the Special Terms & Conditions shall govern.

1. Contract Documents – The term “Contract Documents” as used herein refers to this Proposal, including any plans, specifications, general or supplementary conditions, addenda, amendments, modifications and all other documents forming or by reference made a part of this Proposal. Leak is bound only by the Contract Documents referenced herein. By execution of this Proposal, Owner agrees that Leak shall perform both the design phase and construction phase of the subject Project.

2. Work – Leak (through itself, subcontractors and/or licensed professionals) shall furnish all supervision, labor, tools, equipment, services, materials and supplies necessary to perform its design phase services and construction phase services referenced above (“Work”). By allowing Leak to perform the design phase services hereunder, Owner is also agreeing that Leak shall perform the construction phase of the Project. Leak and any design professional/engineer retained by Leak shall be deemed the authors and owners of their respective drawings, specifications and other proprietary information (“Instruments of Service”), and shall retain all common law, statutory and other reserved rights, including copyrights. Leak and any design professionals retained by Leak grant the Owner a limited, exclusive license to use the Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project, provided that the Owner performs its obligations, including prompt payment of all sums when due, under this Proposal. The Owner may use such Instruments of Service, however, only with Leak and its retained design professionals for this Project. Owner shall not use any of the plans, specifications and/or Instruments of Service arising from Leak’s design phase services herein with any other contractor on this or any other Project.

3. Time - If a specific time for completion is stated in the Contract Documents or in this Proposal, the time for completion will be extended to allow for any delays beyond the control of Leak including, but not limited to, delays due to weather, the presence of hazardous materials and wastes, and acts of other contractors and/or their subcontractors and/or suppliers, the Owner, utilities and governmental agencies. Leak is not liable for any damages for delays in completion of the Work whatsoever.

4. Payment - The Owner shall pay Leak in current funds for performance of the Work, subject to additions and deductions by written change order, the amount shown under “Price.” The Owner shall make Progress Payments to Leak for Work completed as follows: the net amount of each Progress Payments shall be due and payable on or before the 30th day following the date Leak’s invoice amount based on Work then completed. Unless stated in the Special Terms & Conditions, no retainage shall be withheld from Progress Payments. Final Payment, constituting the entire unpaid balance of the Price, shall be paid by the Owner to Leak when the Work has been completed. Final Payment shall be due and payable on or before the 30th day after the date of Leak’s invoice.

Any payments due and unpaid under this Proposal shall bear interest from the due date at the rate of sixteen percent (16%) per annum.

5. Unit Prices - If the “Price” listed on the first page hereof is based on unit prices, payment to Leak shall be based on the actual quantity(s) of Work performed.

6. Change Orders – The Owner may order changes to the Work within the general scope of the Work described above, and the compensation shall be adjusted accordingly and noted in a signed Change Order. The cost for any such extra work or Change Order work shall be the cost of such work and supervision plus 16%, and shall be paid by the Owner to Leak in accordance with the payment provisions herein. Before any such extra work or Change Order work shall commence, the Owner and Leak shall execute a Change Order in writing.

7. Withdrawal of Proposal - Leak reserves the right to withdraw this proposal for any reason at any time prior to Leak beginning its services hereunder.

8. Insurance & Bonding - Upon request, Leak will provide certificates of insurance within a reasonable time. Leak will not provide any performance or payment bond, or special insurance or insurance in higher limits than normally carried by Leak, unless required by the Special Terms & Conditions.

9. Permit - Unless otherwise specifically stated in the Special Terms & Conditions, the Owner is responsible for obtaining all permits involved in the described Work including, but not limited to, building permits, grading permits and erosion control or sedimentation permits. The Owner shall assume full responsibility for same, and shall be responsible for any loss, cost (including attorneys’ fees), and damages incurred by Leak which are caused by Owner’s failure to obtain any necessary permits.

## STANDARD TERMS & CONDITIONS (CONTINUED)

10. Security Interest - Leak hereby retains ownership and title to any material installed in performance of the Work whenever said material can be re-used, recycled and/or resold, until the Work is paid for in full. Leak shall have the right to enter the premises and remove any such material if payment in full for all Work under this Proposal is not timely received.

11. Hazardous Waste or Substances - Unless otherwise specifically stated in the Special Terms & Conditions, the Owner represents and warrants that, to the best of its knowledge, information and belief, there are no hazardous waste or substances in, on, or under the Project. Such materials include, without limitation, petroleum-based products, paints, solvents, lead, cyanide, DDT, inks, acids, pesticides, ammonium compounds, asbestos, PCBs and other chemical products or any material classified as hazardous by any regulatory agency. Should any such materials exist in, on or under the Project, the Owner shall assume full responsibility for same.

12. Non-Waiver - Leak does not waive any rights to future or further performance if it does not insist upon performance of any of the Terms & Conditions of this Proposal.

13. Suspension/Termination - If the Owner fails to make payment to Leak for a period of fifteen (15) days after the due date, Leak may at its so option, upon three (3) days written notice to Owner: (a) suspend performance of the Work until such payment is made, or (b) terminate the Proposal and recover from the Owner: (i) payment for all Work executed, (ii) losses with respect to materials, equipment, tools and machinery, (iii) reasonable overhead, (iv) lost profit on the unfinished work, and (v) any other applicable damages.

14. Work By Others - Leak assumes no responsibility or liability for the Work performed by the Owner or anyone hired or obtained by the Owner. The Owner agrees to disclose the nature and scope of any work by others to Leak before Leak's Work is performed. After such notification, Leak may submit a Change Order to Owner describing any impact on its cost for which Leak is entitled to recover, if any.

15. Limitation of Liability - The Owner and Leak agree that the full extent of Leak's liability, if any, arising out of or relating to its Work under this Proposal is limited to the amount of the Proposal Price. The Owner specifically waives any and all claims against Leak for consequential damages arising out of or relating to Leak's Work under this Proposal. This waiver includes, without limitation, damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation and for loss of management or employee productivity or of the services of such persons.

16. Property Insurance - The Owner shall purchase and maintain in the company or companies lawfully authorized to do business in the jurisdiction under which the Project is located, property insurance on an "all-risks" or equivalent policy form, including builder's risks, in the amount of the Proposal Price, plus the value of subsequent modifications or costs of materials supplied and installed by others, comprising the total value of the entire Project at the site on a replacement cost basis without optional deductibles. Such property insurance shall be maintained until final payment has been made under the terms of the Proposal or until no person or entity other than the Owner has an insurable interest in the property required to be covered, whichever is later. This insurance shall include the interest of the Owner and Leak, as well as subcontractors on the Project.

17. Governing Law, Venue and Legal Fees - This Proposal shall be deemed executed in the State of Virginia and any questions as to the meaning, interruption or application thereof, shall be controlled by the laws of Virginia. Any claim or dispute between the Owner and Leak shall, at Leak's option, be litigated in a court of competent jurisdiction or be determined by arbitration in accordance with the American Arbitration Association's Construction Industry Arbitration Rules then in effect, and the parties shall be bound by such determination and shall comply fully with same. Mediation of any claim or dispute shall be conducted prior to institution of litigation or arbitration. Such mediation shall be conducted pursuant to the rules of the American Arbitration Association, or as otherwise agreed to by the parties. In any action brought by either party to enforce the terms and conditions of this Proposal, the prevailing party shall be entitled to recover its reasonable attorneys' fees, costs, and expenses. Judgment upon any award rendered by the arbitrator or arbitrators may be entered in any court having jurisdiction thereof. Leak and Owner expressly agree that the court or the arbitrator or arbitrators shall have the power and authority to grant reasonable attorneys' fees and costs in the resolution of the claims, differences and/or controversies arising from this Proposal. Any and all arbitration and/or legal proceedings between Owner and Leak related to or arising out of this Proposal shall be commenced in Bedford County, Virginia.



## **Sub List**

### **Demo and Placement:**

- 360 Services & Demolition Inc  
2224 Downing Rd  
Fayetteville NC 28312
- Alvarez Concrete Services  
1280 Prospect Church Rd  
Dunn NC 28334

### **Design:**

- Simpson Gumpertz & Heger Inc  
PO Box 843476  
Boston MA 02284



**IFB # 2026-005**

**CONCRETE SERVICES FOR SOLID WASTE  
TRANSFER STATION TIPPING FLOOR REPAIRS**

# Leak & Associates Bidder Qualifications Statement Project: Greene County Transfer Station Tipping Floor Replacement

Date: 3/9/2026

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## 1. Demonstrated Understanding and Explanation of Specified Services and Desired Outcomes

- **Understanding of Project Scope:**

- Leak and Associates understands that the Green County Transfer Station requires installation of a new tipping floor for the Transfer Building. Leak and Associates is uniquely qualified for this type of work.
- We are prepared to execute all necessary work, under the following proposed project schedule.

- **Proposed Project Schedule:**

- **Thursday (Facility Closed):** Begin site mobilization. Prep existing tipping floor. Begin selective demolition of the existing apron at the entrance.
  - **Friday (Early Morning):** Pour concrete floor including apron. Finish and surface treat the slab.
  - **Friday–Sunday:** Maintain site closure for concrete curing.
  - **Monday Afternoon Opening:** Dependent on 3<sup>rd</sup> party concrete test cylinder breaks of 75% strength, facility can reopen for operations. Additional cure time may be needed if test cylinders are below 75% strength.
- We recognize the critical nature of the project and the need to minimize disruption to the Owner's operations and will make all efforts to minimize down time.

## Past Performance and Related Experience

- Leak and Associates has over 25 years of experience in performing complex concrete and structural repairs in transfer station environments, which are directly relevant to the scope of work for the project. Our team has a proven track record of success in projects similar in nature and magnitude.
- **Key Team Personnel Experience:**
  - **Mitchell Ellis, Lead Superintendent:** Has managed all Leak and Associates projects for the past 18 months, overseeing critical and complex repair jobs.
  - **Alvarez Concrete Services (Alex Alvarez, Lead Foreman):** Provided skilled labor for Leak and Associates for 15 years.
  - **Simpson Gumpertz & Heger Inc (Brett Holland, Lead Engineer):** Brett has worked and developed several repair designs for Leak and Associates for over 15 years. Brett's unique experience of structural and concrete mix design are utilized for ever design build project Leak undertakes.

- **Pertinent Project Examples**

- Leak and Associates state that each project listed below was executed on time and on budget with each clients specific needs being addressed.

**Listing of Completed Projects**

A listing of completed projects by Leak and Associates and proposed Subcontractors similar in nature and magnitude to the work proposed is provided below.

1. Wake County East Wake Transfer Station Repairs      September- December 2023  
840 Corporation Pkwy, Raleigh, NC 27610

Redesign Alternate Accepted:

Exclusion of Soil Stabilizing Injection Grouting after Leak and Associates Testing, Tipping Floor Demo and Replacement, Metal Plated Pushwall Repairs, Rear Deflector Plate Repairs, Metal Cantilever Edge Repairs.

Russell Mapfumo  
Terminal Manager  
CEI  
[rmapfumo@customecology.com](mailto:rmapfumo@customecology.com)  
919-917-8193

2. Bedford County Transfer Station  
1060 Recycle Rd. Bedford VA 24523

Request for Qualifications December 2025:

Tipping Floor Overlay and Apron Repairs

Solid Waste Director

Lance Rowsey

Cell – 540-871-0630

[lsrowsey@bedfordcountyva.gov](mailto:lsrowsey@bedfordcountyva.gov)

3. City of Rocky Mount Tipping Floor Replacement  
1221 Thorpe Rd  
Rocky Mount, NC 27801

Public Bid Alternate Accepted June 2014:

Floor Repair, Metal Plated Push Wall Installation:  
Comprehensive Analysis 2014-2019 (attached)

Director of Public Works:

Brad Kevr: 252-972-1121

Environmental Services

Cameron Privott: 252-467-4800

[cameron.privott@rockymountnc.gov](mailto:cameron.privott@rockymountnc.gov)

Appian Consulting Engineers, PA

PO Box 7966

Rocky Mount, NC 27804

David Revoir: 252-972-7703

[drevoir@appianengineers.com](mailto:drevoir@appianengineers.com)

4. Lenoir County, NC Transfer Station Floor Overlay  
2949 Hodges Farm Road  
LaGrange, NC 28551

Public Bid September 19, 2017:

Floor Overlay, Push Wall Metal Plate Installation

Solid Waste Director

Hal Oliver: 252-526-0662

[holiver@co.lenoir.nc.us](mailto:holiver@co.lenoir.nc.us)

5. Patrick County Transfer Station Refurbishment  
Patrick County Virginia

Public Bid Spring 2020:

Accepted Design Build Alternate

Transfer Station Manager

Ron Knight: 276-694-6749

[transferstation@co.patrick.va.us](mailto:transferstation@co.patrick.va.us)

6. City of Lancaster Transfer Station Tipping Floor Replacement  
Lancaster, South Carolina

Public Bid March 2021:

Accepted Design Build Alternate

Solid Waste Manager

Jonathon Carnes

[jcarnes@lancastercitysc.com](mailto:jcarnes@lancastercitysc.com)

7. Greene County Transfer Station  
1555 Old Stage Rd, Greeneville, TN 37745

Public Bid Spring 2023:

Tipping Floor Replacement, Metal Pit Repairs, Concrete Pushwall Repairs

Solid Waste Management

Max Lowe

423-620-2898

[mlowe@greencountytn.gov](mailto:mlowe@greencountytn.gov)

**Additional References:**

- Craig Johnson  
GFL Environmental  
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919-534-3740
  
- John Workman  
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- Ray Hoffman  
HNA Engineering  
[RHoffman@hna-engineering.com](mailto:RHoffman@hna-engineering.com)  
704-464-6800
  
- John Abercrombie  
Labella Associates  
[jabercrombie@labellapc.com](mailto:jabercrombie@labellapc.com)  
843-333-5714
  
  
- Waste Advantage Magazine Article: Transfer Station Repair and Maintenance: Trickier than You Might Think!
  - <https://wasteadvantagemag.com/transfer-station-repair-and-maintenance-trickier-than-you-might-think/>
  
- Waste Advantage Magazine Article: Transfer Station Tipping Floors: Not Just a Normal Slab-n-Grade
  - <https://wasteadvantagemag.com/issues/april-2024/#flipbook-click-to-read-the-april-2024-issue/56/>

Additional references and information can be provided upon request

# CASE STUDY:

## CITY OF ROCKY MOUNT TIPPING FLOOR REPLACEMENT

### PROJECT DESCRIPTION

The City of Rocky Mount owns and operates a Solid Waste Transfer Station where solid waste is loaded for transfer to an approved solid waste landfill. Rather than garbage trucks making daily trips to a landfill, the trucks complete their route and deliver the garbage to a central transfer station, where they “tip-out” the garbage onto a concrete floor... the tipping floor. Over time the tipping floor deteriorates due to the constant pounding and scraping of heavy equipment. After just *four (4) years* of operation since the previous tipping floor replacement, the City noticed problems with the floor. The City was also experiencing failures in the steel push wall at the facility.

In 2014 the City contacted Appian Consulting Engineers to provide recommendations for repair of the tipping floor and push wall. Appian’s scope of work generally consisted of evaluating the existing floor and push wall, preparing a cost/benefit analysis of available options, providing recommendations for a long-term wearing floor surface, and preparing construction documents for the repair method selected.

### SITE INFORMATION:

LOCATION INFORMATION	
Facility Name:	City of Rocky Mount Transfer Station #2
Owner/Operator:	City of Rocky Mount
Address:	1221 Thorpe Road
City:	Rocky Mount
State:	NC
Tipping Floor Size:	5,550 sf (75' x 74')
Latitude/ Longitude:	35.970868, -77.795599

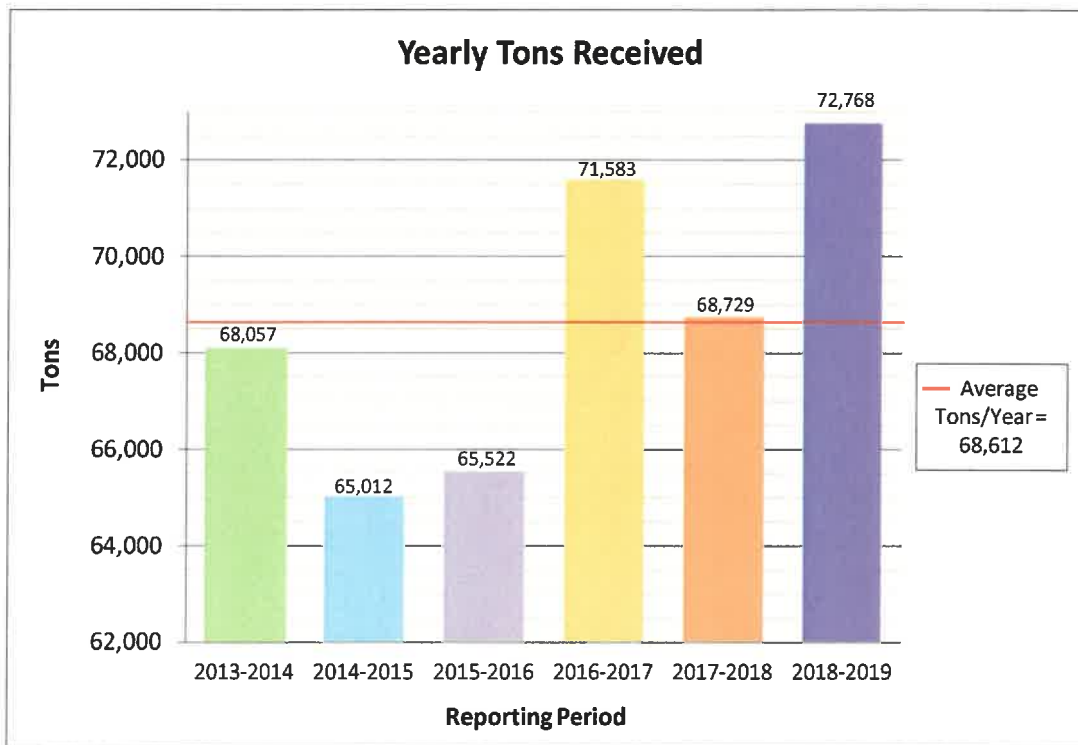
## SOLID WASTE VOLUMES & CHARACTERISTICS:

The City of Rocky Mount receives municipal waste at this site in accordance with North Carolina Solid Waste Management Rules NCGS 130A. The facility does not accept hazardous waste, yard trash, liquid wastes, regulated medical waste, sharps not properly packaged, regulated-asbestos containing material and wastes banned from disposal. The waste collected at this transfer facility is transported off-site to a regional sanitary landfill facility. The City does not use chemicals for washing the concrete floor. The facility is regularly inspected by the North Carolina Department of Environmental Quality (NCDEQ) Division of Waste Management Solid Waste Section.

The facility operates 5 days/week for 52 weeks/year, with a total of 260 days/year in operation. From annual reports submitted to NCDEQ Solid Waste Section for reporting years 2013 to 2018, the following information was obtained:

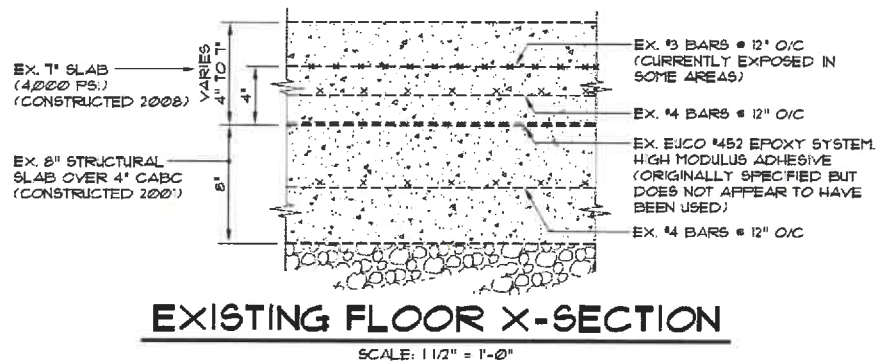
<b>SOLID WASTE RECEIVED<sup>1</sup>:</b>	
Tons/ year (avg)	68,612
Peak Tons/year in reporting period:	72,768
Tons/ quarter (avg):	17,082
Tons/ day (avg):	264

<sup>1</sup>Based on annual reports from July 2013 – June 2019



## EXISTING TIPPING FLOOR:

The original base concrete was installed in 2001, with an additional top concrete slab placed in 2008. The reinforced top slab was to be bonded to the existing substrate slab with epoxy adhesive. In spring of 2008, the bonded 7" slab was installed on top of the underlying 8" structural slab, at an approximate cost of \$88,000, or \$16/sf.



In 2012 the City began to notice that the floor showed significant signs of wear after just four (4) years of use. Large areas of the top slab had eroded 3" in depth, so that that reinforcing steel was exposed and in some places protruding dangerously. Almost 25% of the floor became severely eroded so the City installed an asphalt patch for temporary repair. The push wall also needed repairs, as the structural attachments had pushed through the wall leaving holes.

## THE NEW FLOOR

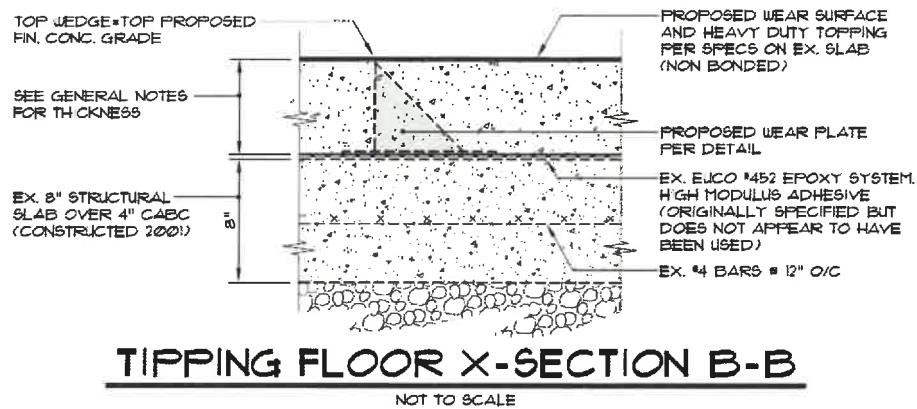
In 2014 the City contacted Appian Consulting Engineers to provide recommendations for repair of the tipping floor and push wall. The tipping floor replacement was to be part of an overall Transfer Station improvement project that included truck scale replacement, scale house exterior improvements, storm drainage and asphalt paving.

Appian consulted with Geotechnologies, Inc. to evaluate the condition of the existing floor and obtain concrete core samples for testing (see Geotechnologies report in Appendix). Chemical testing indicated that there did not appear to be a serious impact on concrete from acidic waste materials. There was no visual evidence that the concrete was being impacted by alkali-silica reaction (ASR).

As part of due diligence in researching repair options, Appian contacted numerous municipalities to determine their success with floor topping products and repair systems. We interviewed multiple tipping floor operators and researched several different overlays and toppings. Some of the products could be installed quickly, but frequently they did not meet expectations (at a cost of \$22 to \$45/sf). Several municipalities were extremely satisfied with work performed by Leak & Associates, who had installed tipping floors that successfully served for nine (9) to fifteen (15) years without signs of deterioration (at a cost of \$9/sf to \$33/sf).

Appian prepared a bid package and plans to remove and replace the existing 7 inch solid waste tipping floor and install a 6-inch wear course. The bid package was structured to enable bidders to provide an alternate design/build method or proprietary concrete slab that would provide adequate wear resistance with 10 to 15 years longevity.

The typical section below shows the proposed floor section for bidding, though it was revised during construction.



## COST

The City received bids and awarded a design/build contract to Leak & Associates for the placement of the concrete top slab and repairs to the push walls.

PROJECT COST:	
Placement of Concrete Top Slab (5,550 sf):	\$ 137,000
Replacement of Steel Push Wall:	\$ 55,000
Total Contract Amount:	\$ 192,000
Cost/sf (of Tipping Floor Wear Course Only):	\$ 25/sf

The contractor provided engineering design and sealed construction plans prepared by Simpson Gumpertz & Heger, Inc., that included the following:

- Design for constructing a “sacrificial” concrete slab on top of the existing slab. The concrete for the new topping slab was optimized to have low shrinkage and curl and high abrasion resistance by the incorporation of a shrinkage reducing admixture (SRA) and optimizing cementitious materials and aggregate gradation. Additionally, the slab was reinforced, jointed and details to minimize cracking and wear.
- Plans for removal of damaged floor areas prior to placement of the topping slab.
- Design of approximately one-hundred fifty (150) feet of new steel-plated reinforced concrete push wall (4 to 8 feet in height, 8 inch thick).
- The floor was engineered in such a manner that when isolated areas would require repair or replacement, just those areas need be removed and not the entire floor. This feature was instrumental in the City’s decision to install the “sacrificial floor” concept.

## CONSTRUCTION

To accommodate for repairs to the push wall, installation of the new concrete floor and installation of a new asphalt apron, the entire project consisted of a ten (10) day continuous period of construction beginning on a Thursday after normal closing hours (4:00 pm), continuing the next week and ending Monday morning prior to normal operating hours (7:00 am). The construction period was June 19 to 27, 2014. The tipping floor was closed for eight (8) working days, during which an old tipping floor adjacent to the facility was used. Trash delivery was not interrupted.

Construction generally consisted of:

- Construction of a new metal plated reinforced concrete wall
- Removal of areas of existing floor damage
- Setting reinforcing rebar for new tipping floor
- Constructing a new 5,550 sf sacrificial concrete floor (6" to 9" in depth)
- Placement of four (4) wear plate indicators, where the top of the triangular wear plate was set at the top of the finished concrete grade
- Milling of existing asphalt exterior apron to ensure smooth transition from the new tipping floor elevation to the existing apron elevation
- Placement of asphalt apron in front of tipping floor
- As-built survey

## TESTING

Geotechnologies provided concrete testing services throughout construction (see concrete strength test results in Appendix).

CONCRETE STRENGTH TEST RESULTS – DAY 3	
Location	Strength (psi)
1A	4,430
2A	4,640
3A	4,110
4A	4,400
<b>Average at 3 days = 4,395 psi</b>	

CONCRETE STRENGTH TEST RESULTS – DAY 28	
Location	Strength (psi)
1B	6,720
1C	6,580
1D	6,880
1E	6,900
2B	6,900
2C	7,050
2D	6,860
2E	7,250
3B	6,370
3C	6,420
3D	6,110
3E	6,330
4B	6,670
4C	7,000
4D	6,470
4E	6,940
Average at 28 days = 6,716 psi	

The project was completed on time with no change orders. More than 200 cy of concrete were installed and provided 80% strength after just three (3) days, allowing transfer station operations to resume as scheduled.

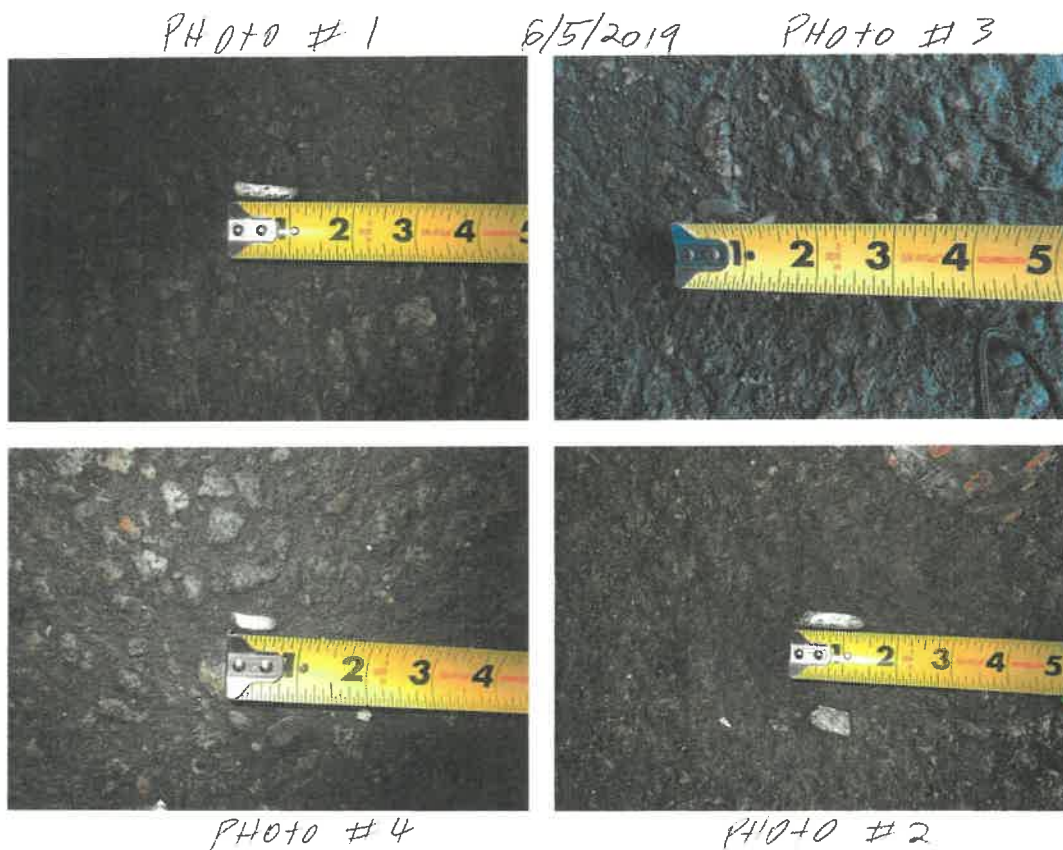
## FIVE YEARS LATER

Appian inspected the tipping floor facility in June 2019 to evaluate its performance and found the push wall and tipping floor in excellent condition. We interviewed City staff who said that were very pleased with how the facility was performing, noting that the floor was holding up much better than previous overlay repairs. There was no gouging or areas of concern, even after the City had processed almost 350,000 tons of solid waste since installation of the floor in 2014.

Appian obtained detailed measurements of the wear plates and determined that there was minimal deterioration of the sacrificial wear slab over the past five (5) years.

TIPPING FLOOR WEAR PLATE MEASUREMENTS (6/5/19):	
Wear Plate #1	1-1/8"
Wear Plate #2	1-3/8"
Wear Plate #3	3/4"
Wear Plate #4	5/8"

The wear plates indicate that the average deterioration of the new sacrificial floor (6" to 9" concrete slab) was less than 1 inch in the past five (5) years. At the current rate, the projected life expectancy is more than 20 years without the need to replace the floor. If repairs are needed in the future, the floor is designed in such a manner that only the required sections need be replaced, not the entire floor... saving significant expense.



## CONCLUSION

The City of Rocky Mount Transfer Station Tipping Floor is performing better than expected, with no concerns or significant deterioration in the first five (5) years. The City's decision to award the project as a design/build construction project while maintaining third party engineering supervision proved to be a great success.

Prepared by:



David C. Revoir, PE  
Appian Consulting Engineers, PA



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