

MSD EQUIPMENT STORAGE FACILITY

~ REQUEST FOR QUALIFICATIONS ~

The Metropolitan Sewerage District of Buncombe County, North Carolina (MSD) is soliciting Statements of Qualifications (SOQ) for Professional Engineering Services associated with a new MSD South Storage Facility and improvements to the Water Reclamation Facility's (WRF) Bypass Staging Area. The project will include a site evaluation, recommendations, design, permitting, and preparation of complete construction documents for a new metal storage and maintenance building at the South Storage Facility and improvements to the WRF Bypass Staging Area that includes open-air structure and above ground piping.

South Storage Facility

General Background

MSD owns a 3.5-acre parcel located at 30 Somerset Rd in Arden, NC (See Picture 1). The property contains an abandoned 900 square foot brick building that will require demolition. This site is currently used as storage for construction equipment and materials. A portion of Somerset Rd (SR 3233) is maintained by North Carolina Department of Transportation (NCDOT), and the remaining portion is privately maintained. A partially collapsed culvert under Somerset Rd conveys water into a creek that runs through the site.



Picture 1 - MSD South Storage Facility

Project Description

The South Storage Facility Project will generally consist of the design, permitting, and preparation of construction documents for the development of a new storage and maintenance facility, including associated site improvements.

The project scope shall include, but is not limited to, the following components:

- Improvements to Somerset Road, including culvert replacement.
- Demolition and removal of the existing building.
- Design of an approximately 1,500-square-foot (30'x50') enclosed pre-engineered metal building on a reinforced concrete slab designed to support F-550 vehicle loading. The enclosed building shall include:
 - Overhead door(s)
 - Interior 2-ton hoist system
 - Maintenance shop area
 - Storage space for pumps and parts
 - Wash-down area
 - Restroom facilities
 - Utility services
 - HVAC systems
- Design of an approximately 1,500-square-foot (30'x50') open-air covered storage structure consisting of three bays for storage of construction vehicles and equipment.
- Design of associated site improvements, including:
 - Site grading
 - Driveway and parking areas
 - Creek restoration and stabilization
 - Exterior lighting
 - Fence replacement
 - Site security systems, including cameras and key fob access
 - Designated areas for storage of gravel, soil, and waste materials
- Coordination with applicable agencies and determination of North Carolina Department of Transportation (NCDOT) and Blue Ridge Southern Railway right-of-way limits and impacts.

WRF Bypass Staging Area

General Background

The WRF Bypass Staging Area is located at 2225 Riverside Drive in Woodfin, NC, adjacent to the WRF Headworks (see Picture 2). The bypass system was installed to provide a temporary means of diverting flow around the WRF Headworks process when needed.



Picture 2 - WRF Bypass and Headworks

The existing bypass setup consists of two 12-inch trailer-mounted Godwin pumps and flexible piping supported on temporary pipe stands. The flexible pipe connects to the existing suction and discharge hard piping (see Picture 3). Currently, a track hoe is required to position the flexible piping during installation and removal.



Picture 3 - WRF Bypass Setup

Project Description

The WRF Bypass Staging Area project will generally consist of the design and preparation of construction documents for improvements to the existing bypass pump staging area. The project will provide a permanent open-air structure to protect the equipment and associated infrastructure from weather-related conditions and improve installation and operations.

Additional improvements shall include permanent bypass piping utilizing hard pipe materials (coated ductile iron, stainless steel or an approved equivalent), isolation valves, permanent pipe support systems such as reinforced concrete pedestals, and a 2-ton manual chain hoist system. These improvements are intended to eliminate the need for heavy equipment to position and connect the piping.

General Scope of Work

The selected firm shall review available site information and MSD requirements to develop a facility design that effectively improves MSD operations. The design shall consider MSD's operational needs, constructability, capital and life-cycle costs, available site footprint, previous manufacturer installations, and long-term operation and maintenance requirements.

Following MSD's approval of the firm's recommendations, the firm shall prepare final construction plans, specifications, detailed construction estimates, and a project schedule necessary to complete the new facilities and improvements described herein. The completed design package shall be ready to advertise by March 4, 2027. The firm shall also obtain all

applicable permits prior to construction.

The selected engineering firm shall work collaboratively with MSD staff throughout the planning, design, and construction phase of the project. General project requirements include, but are not limited to the following:

- MSD staff will work closely with the selected firm on site layout, building configuration, facility planning, selection of building materials, and coordination with adjacent structures and site features.
- The firm shall evaluate multiple layout alternatives and assist MSD staff in assessing the costs, benefits, operational impacts, and long-term value of each alternative before proceeding with final design.
- MSD staff will be responsible for bidding, advertisement, contract administration, and general construction administration services.
- During construction, the selected firm shall provide shop drawing review and approval, technical consultation, responses to requests for information (RFIs), conduct monthly progress meetings, final record drawings, and engineering support as needed. Full-time construction inspection services will be provided by MSD.

Specific items to consider for the site and building include but are not limited to:

South Storage Facility

- The existing brick building and concrete slab shall be demolished and removed.
- The two (2) new 1,500 SF (30'x50') metal buildings shall be manufactured by Red Steel, Maverick Steel buildings or approved equal. The buildings shall provide sufficient vertical clearance to accommodate a standard dump truck.
- The enclosed building shall have a drive-in lane that allows a service truck to enter the building to utilize the hoist for loading and unloading equipment. The building structure shall be designed to support a 2-ton hoist and associated hoisting loads.
- The enclosed building shall consist of equipment storage area on one side of the drive lane and a maintenance area on the other side.
- The electric service shall be evaluated to determine if a 3-phase 480V service can be provided.
- The building shall include a restroom that is temperature controlled with mini-split HVAC system. Water lines shall include thermostat controlled heat tape to prevent freezing.
- The maintenance shop shall have a contained wash down area.

- The open-air covered storage structure shall include three bays adequately sized to accommodate a standard dump truck.
- Two of the sides of the open-air storage structure shall include wall curtains to conceal the area from public view.
- Each storage bay shall include a 120V outlet to power engine block heaters and other diesel-powered equipment in the winter.

Site - Layout and Access

- Condition of Somerset Rd and the culvert crossing beneath the road shall be evaluated and provide recommendations for improvements. The limits of NCDOT and privately owned shall be determined.
- The site entrance and driveway leading to the building shall be asphalt. The remaining driveways and parking areas shall be gravel.
- The proposed site shall include designated storage areas for gravel, soil, and disposal materials.
- The site shall include exterior lighting, security cameras, and automated access gate with key fob entry.

Site Utilities

- Evaluate the capacity and condition of the existing electrical service. If the existing service is inadequate, determine the requirements for a new 3-phase 480V electrical service capable of supporting future facility needs.
- Evaluate the condition and capacity of the existing water service. If the existing service is inadequate, determine the requirements for a new water service capable of supporting future facility needs. A fire-flow test of the water main serving the site may be required during the initial phase of the design. Determine whether fire protection is required and provide alternatives if applicable.
- Provide a wash down area with yard hydrant.
- Evaluated the proposed site to determine whether a stormwater pollution prevention plan and a stormwater management system are required based on regulatory requirements.

WRF Bypass Staging Area

- The existing setup consists of two (2) 12-inch trailer mounted pumps, flexible hose, and temporary pipe stands. The pumps are backed into position, and the flexible hoses are connected to the existing suction and discharge piping using a track hoe.
- The staging area shall be evaluated to determine the most effective and efficient configuration for an open-air structure that provides protection from the weather and environmental conditions.

- Additional improvements shall include permanent hard piping with flexible end connections to the existing hard piping to eliminate the need for a track hoe during bypass setup and removal. The piping shall be supported by permanent reinforced concrete pedestals.
- The area shall include interior and exterior lighting and 120V electrical outlets.

Additional Resources Provided

- MSD South Storage Existing Plan
- MSD South Storage Concept Plan

Submittal Requirements

NOTE: Statements of Qualifications shall not exceed ten (10) pages in length. Brevity, clarity, and conciseness are strongly encouraged.

1. Transmittal cover letter. Provide a transmittal cover letter identifying the firm's designated contact person, including the individual's telephone number, mailing address, and email address.
2. Project Manager. Identify the Project Manager and describe the individual's experience related to this project. Provide references for similar projects, including client contact name, phone number, and email address. Discuss the Project Manager's experience working with the other members of the project team.
3. Project team and sub-consultants. Identify all proposed project team members and subconsultants and describe their relevant experience. Discuss the roles and responsibilities of key team members. Identify the location of each office and the percentage and type of work to be performed at each location.
4. Firm Qualifications. Describe the firm's experience with projects and buildings of similar size and scope. The firm shall demonstrate extensive knowledge and expertise in the design of metal buildings, either as standalone projects or as components of larger projects. The firm shall have previously designed and completed no fewer than five (5) metal building projects. Describe the firm's history of meeting established project schedules and budgets for all referenced projects.

Evaluation of Statements of Qualifications

The selection committee will evaluate SOQ and select a firm for the proposed project based in part on the following criteria:

1. Experience with projects of similar type and magnitude, and the firm's ability to adequately address the requirements identified in the General Scope of Work within the specified timeframe.
2. Qualifications and relevant experience of the proposed project team, including the location of key team members.
3. Completeness and responsiveness of the submittal.
4. Any other experience or criteria deemed applicable to the project.

To Respond

If your firm is interested in this project and qualified based on the requirements above, please submit SIX (6) copies of the Statement of Qualifications to Darin Prosser before 2:00 P.M on Thursday, September 3, 2026 to:

MSD of Buncombe County, N.C.
Administration Building
Attn: Darin Prosser
2028 Riverside Drive
Asheville, N.C. 28804

For questions regarding the process or to review information, please contact Darin Prosser directly at (828) 225-8280, or e-mail dprosser@msdbc.org .

The Metropolitan Sewerage District reserves the right to reject any and all Statements of Qualifications.