

## Wexford Pond and Greenway Flood Mitigation and Restoration Design RFP Questions

### City of Madison, WI

Questions received by: 4:00 pm January 4<sup>th</sup>, 2021

Answers posted by: 4:00 pm January 6<sup>th</sup>, 2021

- 1) What is the City's design and construction budget for the project?  
*The City has \$700,000 - \$1,000,000 in the budget.*
- 2) Is the existing trail and lighting network owned and maintained by the City or Wexford Village?  
*Wexford Village maintains the trail system including the lighting. The City owns the path between the 2 ponds, but Wexford Village maintains it. The paths are only maintained for mowing, not for snow removal.*
- 3) Regarding schedule, the RFP states anticipated project start of March 1, 2021 and completion of Jan 31, 2022 (11 months). I assume project completion means Bidding Services completion. With an 8 month window for ROW acquisition, that would require 60% Documents and Relocation Order Maps by May of 2021 (or 3 months from project start in March of 2021). Please confirm the City anticipates an 11-month project design timeline from March 1, 2021 to Jan 31, 2022.  
*The City would like the design of the pond and greenway system to be limited to the 11-month project design timeline meaning that the City would like bidding documents finalized by Jan 31, 2022. However, due to the longer nature of the acquisition process, the City is okay with the acquisition process being finalized following the completion of final bidding documents. Since the City cannot bid the project until the acquisition is complete the City would like the acquisition to be completed by April 29, 2022 so the project can be bid for fall construction. This flexibility should allow for more design time prior to finalizing the Relocation Order Maps.*
- 4) For Task 12, should we assume a certain number of relocations/easements?  
*The consultant shall assume 3 properties could be involved in the relocation order or easement process for Task 12.*
- 5) For Task 21 and per my question on 3) above, confirm 11 monthly project meetings.  
*Yes, confirmed.*
- 6) Does the City or residents have any recreation goals for this pond (e.g., kayaks, fishing, etc.)? How is the pond currently used from a recreational standpoint?  
*The pond is not currently used from a recreational standpoint, and there are no goals to create recreational activities with this project. The neighborhood has historically been more focused on the walking paths around the pond. When the pond was designed in 1997 a shelf was left for the neighborhood to potentially use as a sport field. This area has never been used this way and the City does not plan to accommodate that in the future based on the limited flood storage within the watershed.*
- 7) Has the City had any discussions with the DNR regarding artificial wetland exemptions for the wetlands at this site?  
*There haven't been any conversations about the wetland exemption, but the DNR is aware of the project. Based on site photos, the DNR determined enlargement of the channel or pond would require 30.19 permitting and that the pond is considered to be on a watercourse and therefore impoundments could be considered a dam if it meets their criteria. The City views an artificial wetland exemption for wetlands*

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*surrounding the pond to be similar to previous exemptions that have been granted by the DNR to the City.*

- 8) Has there been any infiltration testing or any anecdotal evidence of infiltration capacity in the greenways?

*No, there hasn't been infiltration testing. However during the watershed study Public Information Meetings, a resident commented that prior to the pond being constructed, there were two springs present in the area that is now a pond. Additionally, due to the stream history in this area (this was the transport system for this area during farming and development), the City would expect to find several feet of topsoil (eroded in) then several feet of clay followed by sand. Because this is not in the moraine area, the City would guess that would be reasonably consistent. The City does not expect a great deal of infiltration without significant digging (6-8').*

- 9) Is there any bathymetric data available for the south portion of Wexford pond located to the east side of the pedestrian crossing?

*Yes, that is now available on the FTP site:*

*<ftp://ftp.cityofmadison.com/Stormwater/Wexford/Bathy%20Survey%202016-S%20Pond/>*

- 10) Is the City anticipating an updated bathymetric survey will be needed, or will the 2015 survey be sufficient for the estimated cost of dredging?

*The City anticipates that the 2015 and 2016 bathymetric surveys will be sufficient to estimate the cost of dredging. An appropriate buffer factor for construction estimates can be determined by comparing the topo survey to the bathymetric survey where they overlap.*

- 11) Can the City provide a copy of the Pheasant Branch Watershed Plan (or at least a synopsis of the relevant recommendations)?

*The City doesn't have a final copy of the Pheasant Branch Watershed Plan at this time. The solutions are still being developed and integrated into the model.*

- 12) On Page 8 of the RFP, it states, "It should be noted that any concepts that include land acquisition are for exploratory purposes only; the design process is expected to identify the most suitable solution given all the project constraints." Does that mean we should not include those concepts when developing our designs, instead designing within the City's properties, or we should be evaluating those concepts in case the City is able to obtain that land?

*The City hopes to have more guidance as to whether the land acquisition is viable by the time the consultant would begin the design process.*

- 13) Task 2 deliverables indicates an "Updated model with Final Design, including raster and XP-TIN for surface." Is that a final model of the existing conditions model with updated critical elevations, a final design with the selected grading option, or a final design for investigations of the existing solutions? Please clarify what you are referring to with "Final Design" at this phase of the project.

*The City would like a copy of the model provided to the consultants that the consultants revised with the Final Design that will be shown bidding documents. This can be delivered with the final bidding documents, and doesn't need to be delivered at the same time as the other Task 2 deliverables.*

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- 14) Is there reason to believe that soils in the pond are contaminated? If so, are there any expected contaminants not covered by the standard NR 347 testing guidelines?  
*Due to this being a fully-developed, urban watershed, low-level contamination should be expected. It would be consistent with sediment sampling in other water quality ponds to encounter analytes exceeding direct contact or drinking water standards. It is possible, but less likely to encounter more significant contamination. A sediment sampling plan should be coordinated with, and approved by, DNR and the City Hydrogeologist prior to boring advancement and sample collection. This will assure compliance with NR 347 and NR 528. Sediment management and/or disposal requirements will be determined by the results of the sampling effort.*
- 15) Under Task 6, the RFP states, "...along with a cost proposal for additional services related to the additional permitting efforts." Are we to understand that permit application services are not to be included in the proposed fee schedule?  
*The City will pay for permit applications. However, this sentence means that if the Consultant believes additional permitting will be needed, the Consultant should provide a brief description of that permitting in the proposal, as well as the incremental cost, separated as an "Additional Task" on the Cost Proposal Sheet, to complete the additional permitting efforts.*
- 16) On Page 14, paragraph 1, the RFP states, "Because the Board of Public Works are held at set times, the Consultant shall provide a tentative delivery date for final design documents with the RFP and shall refine this collaboratively, as necessary, with the City to incorporate the appropriate approval and bidding timeframes." Does "RFP" in this instance refer to the bidding RFP or is that referring to our proposal.  
*The Consultant shall provide a tentative delivery date with their project schedule in the proposal. If contracted, the City will work collaboratively to refine the final document delivery dates based on City approval schedules.*
- 17) Are there flow rate release requirements aside from decreasing the existing?  
*There is no set requirement.*
- 18) Are there TSS requirements for Wexford Pond?  
*There is not a set TSS requirement for the pond. The City would hope to maintain the existing TSS removal and in an ideal world achieve additional TSS removal with the pond expansion, yet the overall goal for the pond expansion will be to reduce flooding.*
- 19) Is there any reason the watermain at North High Point Road, which crosses our stream on the east side of the road, cannot be moved?  
*The water main can be moved if needed.*
- 20) Is it expected that the City provided conceptual grading plans be the basis for the final design solution? Are there components of these designs that must be maintained?  
*The conceptual grading plans will not be the basis for final design. They were created to quickly show what flood reductions were possible by maximizing channel conveyance and pond storage. The surfaces*

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*are meant to be 30% design and show a max extent without taking into account detailed design factors or doing detailed design work.*

- 21) At what point are the 3 alternatives discussed in task 5 provided? Are these provided by the City or as a team effort?

*The Consultant will come up with the 3 design alternatives based on conversations with the City, public, and regulatory agencies.*

- 22) Will the City of Madison Stormwater ordinance be enacted on the increase of impervious surfaces, specifically the pond increase in size?

*MGO 37 (for an increase in impervious area...the water surface) would not be implemented as part of the design concerns. However the storage taken up as a result of water falling on the basin itself should be considered as part of the design. This is often ignored in calculations.*

- 23) What file contains the second proposed design for the pond?

WexfordPondMaximize\_DraftforPBModel.dwg appears to be proposed design

An explanation of the surfaces within the DWG has been added to the following folder:

<ftp://ftp.cityofmadison.com/Stormwater/Wexford/CAD-Survey/Storm/>

*These are conceptual, preliminary designs that look at maximizing the pond and greenway system for large events. There are surfaces that include SWU land only (Combined\_SWU\_land), SWU with expansion onto adjacent property (\_Combined\_Max\_land), and the expanded pond with a pump to draw down 3' (Combined\_Max\_land\_wpump).*