



DANE COUNTY DEPARTMENT OF WASTE AND RENEWABLES

County Executive
Joseph T. Parisi

1919 Alliant Energy Center Way ♦ Madison, Wisconsin 53713
Phone: (608) 266-4018 ♦ Fax: (608) 267-1533

Director
John Welch P.E.

SEPTEMBER 27, 2022

ATTENTION ALL REQUEST FOR PROPOSAL (RFP) HOLDERS

RFP NO. 322023 - ADDENDUM NO. 1

**ENGINEERING DESIGN AND PERMITTING SERVICES FOR THE PROPOSED
DANE COUNTY LANDFILL NO. 3**

PROPOSALS DUE: THURSDAY, OCTOBER 6, 2022, 2:00 PM.
DUE DATE AND TIME **ARE NOT** CHANGED BY THIS ADDENDUM

This Addendum is issued to modify, explain or clarify the original Request for Proposal (RFP) and is hereby made a part of the RFP. **Proposers must acknowledge this addendum on the Signature Page and submit with Proposal as outlined in the RFP Cover Letter.**

PLEASE MAKE THE FOLLOWING CHANGES:

1. GENERAL

Enclosed are the facility tour meeting minutes and attendance sheet (Attachment A and B).

Land sale: Sale of approximately 230 acres from the City of Madison to Dane County is anticipated to occur by December 2022. The entire 230 acres will comprise the Sustainability Campus. Of the 230 acres, approximately 30 acres along USH 12 & 18, will be dedicated to the Sustainable Business Park and supporting infrastructure. The remaining area is dedicated to recreation, landfilling, and potential compost operations. Additionally, Dane County and the City of Madison have agreements in place for the purchase of approximately 80 acres of land the west of the anticipated land sale, if certain conditions are met.

Interaction with Golf Course and Ho-Chunk Nation (HCN): Consultant must understand that the landfill has to coexist with the golf course and HCN. The golf course is anticipated to have 36 holes through 2024, 27 holes through 2025, and 18 holes until at least 2042 with use of the east maintenance buildings through 2028. Additionally, land will be dedicated for an access road along the southern property line. During the course of design, there are areas for collaboration with the City of Madison golf course staff to manage stormwater and incorporate appropriate screening measures.

Concurrent activities: Dane County has submitted rezoning and subdivision applications with the City of Madison to rezone the lands from Parks and Recreation (PR) to Industrial – General (IG) and subdivide the lands into two properties. One property will comprise of the Sustainable Business Park while the second property will be dedicated to recreation, landfilling, and potential compost operations. Below is a list detailing some of the ongoing work:

- Jurisdictional determination application was submitted to the U.S. Army Corps of Engineers (USACE) on 7/22/22. As of 9/27, Dane County has not received a determination.
- Additional WDNR wetland permitting work is under a separate contract.

- Additional engagement with the State Historic Preservation Office and WDNR Archeologist will be required as part of this work. For the purposes of this RFP, assume two (2) additional WDNR meetings, for a total of four (4) WDNR meetings, under Phase 5.
- Federal Aviation Association (FAA) was notified of the project on 6/22/22. As of 9/27, Dane County has not received a response.
- Preliminary pre- and post-development stormwater evaluations are being done for the entire property. Note, the Sustainable Business Park property will be under the City of Madison jurisdiction for stormwater and erosion control requirements. The remaining area is under Dane County jurisdiction for stormwater and erosion control requirements.
- Compost permitting work is under a separate contract. Compost placement, design, and business model evaluations are ongoing. Initial Site Inspection request anticipated to be submitted to WDNR by September 2023.

Local Outreach Activities: Dane County has engaged the surrounding communities in several public meetings, detailed under “Past Events” in our [Sustainability Campus](#) page. Dane County has had additional communication with the Village of McFarland’s School Board and concerned neighbors. Notification to affected municipalities is anticipated to occur in June 2023.

Sustainable Business Park Interaction: Master planning for the Sustainable Business Park is anticipated to start in February 2023. This work will focus on evaluating the materials anticipated to be diverted from the landfill. A RFP to hire an Architect / Engineer (A/E) for civil site design of the Sustainable Business Park is anticipated to occur in December 2023. Awarded Consultant will be required to interact with the awarded A/E to ensure landfill access and relevant infrastructure meet the needs and requirements of the proposed landfill.

Wisconsin Department of Transportation (WisDOT) Background: Dane County has worked with the City of Madison and WisDOT to extend water and sewer lines to the Sustainability Campus. WisDOT construction started in September 2022 with completion anticipated by November 2023. As part of this construction work, a stormwater pond will be built in the northeastern portion of the property. As part of the land sale agreements, Dane County has the ability to modify that pond dependent on City Engineer approval.

Clarification on Drilling Oversight: Additional coordination will be required for drilling oversight. Awarded Consultant will be required to verify drilling quantities for payment applications submitted by Contractor. Please refer to [RFB 322035](#) titled Soil Boring and Groundwater Monitoring Well Installation for more details.

PLEASE NOTE THE FOLLOWING PROPOSER SUBMITTED QUESTIONS:

Question 1: Can you clarify the amount of design work that Consultants are required to perform regarding leachate collection systems and landfill gas systems? Will Dane County be responsible for this design work under a separate contract?

Answer 1: Consultant will be required to design the leachate collection system and landfill gas system in accordance with NR 400 and 500. Dane County anticipates have a leachate tie-in point to the sewer system. The tie-in point is anticipated to be north of the proposed limits of waste. Consultant will be responsible for design of the leachate collection and transfer upstream of the tie-in point. Design of a leachate pre-treatment facility will be done under a separate contract, if necessary.

Dane County anticipates having one or two locations where landfill gas is routed for beneficial reuse or destruction. The locations have yet to be determined. Consultant will be responsible for the design of the landfill gas collection and control system, blower sizing, and flare sizing. Design of a landfill gas beneficial reuse facility will be done under a separate contract.

Question 2: Will well variance applications under NR 812.43 be required as part of this scope of work?

Answer 2: Well variance applications under NR 812.43 shall be included as part of the fixed fee under Phase 5 (Base Fee 6).

Question 3: Regarding Phase 4 (Soil Borrow Source Permitting Work), should a Consultant assume Dane County will negotiate the costs of land or clay, required under Section 2.F.3.i of the Scope of Proposals? Should the costs associated with the ISI request be included with Base Fee 5?

Answer 3: Dane County will be responsible for negotiating purchase of land or clay under this Phase. Consultant will be responsible for providing budgetary costs associated with either land sale or purchase of clay. Costs associated with preparing and submitting the ISI request should be included as part of Base Fee 5.

Question 4: Will drawing files be made available to the Consultant?

Answer 4: Yes, all available documents and drawing files will be provided to the awarded Consultant.

Question 5: Should a Consultant include costs for hiring a landscape architect to prepare landscaping plans, as part of Phase 3 or assume that would be a contract amendment?

Answer 5: Costs associated with hiring a landscape architect may be done as a contract amendment or by using available allowance funds associated with Phase 5.

Enclosures

Attachment A. Facility Tour Meeting Attendance

Attachment B. Facility Tour Meeting Minutes

If any additional information about this Addendum is needed, please contact Allison Rathsack at (608) 514-2319, or Rathsack.Allison@countyofdane.com.

Sincerely,

Allison Rathsack

Project Manager

Attachment A. Facility Tour Meeting Attendance

Attachment B. Facility Tour Meeting Minutes



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FACILITY TOUR MEETING AGENDA ENGINEERING DESIGN AND PERMITTING SERVICES FOR THE PROPOSED DANE COUNTY LANDFILL SITE NO.3 7101 U.S. HIGHWAY 12 & 18, MADISON, WI TUESDAY, SEPTEMBER 20, 2022 @ 10:00 AM

- Introductions
- Description of Work
 - Professional engineering design and permitting services for the proposed Dane County Landfill Site No. 3 at the Yahara Hills Site. This work may be done in seven (7) phases, as outlined below.
 - Phase 1: Subsurface Exploration Oversight.
 - Phase 2: Environmental Monitoring. **Note, this work may be done under a separate contract.**
 - Phase 3: Local Approval and Negotiation Process.
 - Phase 4: Soil Borrow Source Permitting Work. **Note, this work may be done under a separate contract.**
 - Phase 5: Feasibility Report (FR) and Plan Set per NR 512.
 - Phase 6: Plan of Operation Report (POO) and Plan Set per NR 514 and Air Permitting per NR 400.
 - Phase 7: Construction Plan Set and Specifications for the First Phase of the Landfill.
- Schedule
 - Last day for questions: Thursday, September 22, 2022
 - Last day for addenda: Tuesday, September 27, 2022
 - Proposals due: October 6, 2022 by 2:00 p.m.
 - Oral interviews for invited proposers: Tuesday, October 18, 2022 (if necessary)
 - Notification of intent to award: November 1, 2022 (estimated)
 - Contract start date: December 1, 2022 (estimated)
- Proposal Opening on Thursday, October 6, 2022 at 2:00 p.m. at the Waste & Renewables office, 1919 Alliant Energy Center Way, Madison WI 53713
 - Proposals will not be accepted after 2:00 p.m. on Thursday, October 6, 2022. Dane County will post Proposal Summaries shortly after Proposal Opening (available on the bid website).
- All documents related to RFP 322023 are on the Dane County website (<https://bids-pwht.countyofdane.com/>) for free download.
- Include with proposal:
 - Signed Signature Page – acknowledge all addenda
 - Fair Labor Practices Certification form
- Dane County no longer requires Proposers to be a *paid registered vendor* with Dane County but is strongly encouraged.
 - <https://www.danepurchasing.com/>
 - 608/266-4131
- Questions on procedure or requirements
 - **Review the Professional Services Agreement carefully with your legal team review prior to submitting proposal. Some important items to note:**
 - **Dane County retains ownership of documents produced under contract.**

- Review insurance requirements closely (requires professional liability insurance, commercial general liability, commercial automotive liability, etc.).
 - Will also need to file a Civil Rights Compliance and Affirmative Action Plan (CRC/AAP) with County prior to effective date of Contract (if submitted within 2 years, a plan update is acceptable).
 - Post Equal Opportunity policy and provide copies of all employment opportunities to County's Contract Compliance Specialist.
 - Any feedback from your legal team should be included in Section 8 of the proposal.
 - Dane County is interested in seeing resumes for the following individuals: Certifying professional engineering and professional geologist, project manager, drilling oversight lead, air permitting lead, drafting and visualization staff, stormwater design lead, and any others.
- Questions regarding RFP
 - Refer to Addendum No. 1.
- Site tour
 - Started at the Club house parking lot and went over administrative items.
 - Stop #1 – East maintenance buildings: Discussed work to date and ongoing work for landfill permitting and design, upcoming activities related to the Sustainable Business Park, land sale timeline, WisDOT construction timeline, and golf course leases. Note, City of Madison will be the sole entity responsible for determining the future and phasing of golf at this site.

Also discussed identified wetlands, WisDOT pond, and composting activities. Four wetlands were identified during the wetland delineation in November 2021 (refer to ISR submittal). Note, pond was designed by WisDOT to handle the capacity from the interchange work and the golf course. Composting evaluation is ongoing with an ISI request anticipated to be submitted to WDNR by September 2023.
 - Stop #2 – Walked to east manmade pond and discussed high groundwater levels by the maintenance building and outreach activities. Note, four monitoring wells were installed this past winter and two rounds of water level measurements have been taken. The most recent round was taken on September 15, 2022 and indicated water levels were ~1-2 feet below ground surface for one well by the maintenance building.
 - Stop #3 – Discussed western property line, option property to the west, interaction with Ho-Chunk Nation, dedicated access road along entire length of southern property line, and golf course screening from the landfill.
 - Returned to golf course parking lot.
- General Discussion:
 - **Dane County is interested in learning ways to better manage C&D fines and residuals as it has the potential to generate odors and impact neighbors.**
 - Discussed screening along US 12 & 18, CTH AB, and interstate.
 - Dane County anticipates two site access points. One access point potentially off CTH AB for large haulers and another access point potentially off Millpond Road for smaller haulers and the general public.
 - **Dane County is interested in learning more about potential impacts to facility design and permitting as it relates to leachate management and emerging contaminants.**