



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.

DECEMBER 28, 2021

ATTENTION ALL REQUEST FOR PROPOSAL (RFP) HOLDERS
RFP NO. 321042 - ADDENDUM NO. 1
INITIAL GREENFIELD PERMITTING

PROPOSALS DUE: TUESDAY, JANUARY 11, 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).

Scope of work does not include planning or design work for the Sustainability Campus. These efforts are being done separately.

Dane County is working with the City of Madison and WisDOT to extend water and sewer lines to the Yahara Site. WisDOT construction is anticipated to start Fall of 2022. Dane County anticipates having a leachate tie-in point to the sewer system.

Land sale between the City of Madison and Dane County is anticipated to occur in the Summer of 2022.

PLEASE NOTE THE FOLLOWING PROPOSER SUBMITTED QUESTIONS:

Question 1: What concurrent work is being done at the site?

Answer 1: As part of the land sale between Dane County and the City of Madison, concurrent work is being completed. Concurrent work includes, but not limited to; neighborhood plan development amendment, central urban service area amendment, legal description development, preliminary plat development, initial site design for Sustainability Campus, and rezoning lands to meet future uses.

Additionally, Dane County is looking to start preliminary geotechnical exploration of the maximum Greenfield footprint in January or February 2022. This geotechnical exploration will be in addition to Stage 4 of the Initial Site Investigations to be completed by awarded Consultant. Dane County started to engage the general public and had the first public meeting on December 7, 2021 for a Question and Answer session.

Question 2: Do you have a list of available data, records, or documentation for this site? Can that available information be provided?

Answer 2: Yes, Dane County has generated a list of available information, below. This list of available information is anticipated to grow as more information becomes available. Documents, data, and records associated with this information will be provided to the awarded Consultant.

Available Information (as of 12/28/21):

- *Well Construction Reports for five (5) on-site private water wells (PDF).*
- *Well Construction Reports for two (2) off-site private water wells (PDF).*
- *Well Abandonment Forms for two (2) on-site private water wells (PDF).*
- *Report on Subsurface Exploration and Aquifer Performance Testing, prepared by Rust Environmental & Infrastructure, dated March 1995 (PDF).*
- *Wetland Delineation for IH-39/90, prepared by OTIE, dated October 2013 (PDF).*
- *Wetland Verification Summary Memo, prepared by Dane Partners, dated February 2018 (PDF).*
- *Geotechnical Roadway Exploration and Analyses Report, prepared by Soil and Engineering Services, dated December 2020 (PDF).*
- *Geotechnical Roadway Exploration – Technical Memo, prepared by Soil and Engineering Services, dated February 2021 (PDF).*
- *Endangered Resources Preliminary Assessment, conducted by Dane County, dated October 2021 (PDF).*
- *A Literature and Records Search on the Previously Reported Cultural Resources in and near the Yahara Hills Golf Course, prepared by Archeological Consulting and Services, dated November 2021 (PDF).*
- *CTH AB Overpass/Interchange Water Quality Stormwater Report, prepared by SEH, dated November 2021 (PDF).*
- *Water level data for temporary WisDOT monitoring wells, prepared by SEH, dated November 2021 (PDF).*
- *Utility locations for entire property, prepared by City of Madison, dated December 2021 (PDF and AutoCAD).*
- *Drone topography data, surveyed December 2021 (DXF and various others).*
- *Existing monitoring well, temporary monitoring well, and private water well locations, surveyed December 2021 (PDF and Text File).*

Additional Information Being Sought (as of 12/28/21):

- *Historical well level data for five (5) on-site private water wells.*
- *WisDOT drawing file for proposed pond, located at the corner of CTH AB and USH 12 & 18.*
- *Well Construction Reports for temporary WisDOT monitoring wells.*
- *SEH stormwater modeling files used in preparing “CTH AB Overpass/Interchange Water Quality Stormwater Report”.*
- *Preliminary Wetland and Waterway Delineation Report for Parcel # 251/0710-254-0099-7 by an assured WDNR delineator.*
- *Preliminary geotechnical exploration for Greenfield maximum footprint, work anticipated to start in January or February 2022.*

Question 3: Can you explain what’s required as part of the Archeological, Scientific, and Historical (ASH) Evaluation (Stage 2) of the Initial Site Investigation (Phase 2) work?

Answer 3: A literature and records search was completed for approximately 370 acres (refer to Available Information). Consultant to engage regulatory bodies to determine if exploration is required. If exploration is required, it shall be done by a qualified archeologist under a contract amendment with awarded Consultant for the maximum Greenfield footprint.

Question 4: For the compost facility, please confirm that the raw materials composted will not include livestock, manure, or animal carcasses.

Answer 4: Dane County does not anticipate accepting livestock, manure, or animal carcasses at the proposed composting facility.

Question 5: For the compost facility, does Dane County plan to recycle leachate on-site or send it to an off-site facility?

Answer 5: It is Dane County's understanding that the compost facility looking to be permitted under NR 502.12(6) and NR 502.12(7) will be exempt from NR 502.12(12) requirements but will still need to meet NR 502.12(11) requirements.

It is the responsibility of the Consultant to determine appropriate liquids management as part of the best management practices at the compost facility.

Question 6: Are you able to share the currently planned land purchase limits?

Answer 6: Dane County is in active negotiations with the City of Madison to purchase approximately 160 to 230 acres as part of the initial land sale. The anticipated lands to be purchased fall within Parcel # 251/0710-254-0099-7 and 251/0710-361-0099-0.

Question 7: Should the baseline Phase 4 costs for preparing the PFR under Scope of Work F.5.a of the RFP include the drawings required by NR 510.06(2)(b), or should those costs be included in the Phase 4 preliminary design alternate fee under F.5.b of the RFP?

Answer 7: Costs associated with drawings, as required by NR 510.06(2)(b), should be included in the Alternate Fee and excluded from the Base Fee.

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



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FACILITY TOUR ATTENDANCE SHEET
6701 U.S. HIGHWAY 12 & 18, MADISON, WI
THURSDAY, DECEMBER 9, 2021 @ 10:00 AM

NAME	COMPANY	PHONE	E-MAIL
John Welch	Dane County	608.516.4154	Welch@countyofdane.com
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Denny Marshall	TRC Companies	608.217.5710	Denny_Kristy@charter.net
Erik Lietz	Oakridge Engineering	715.926.1110	Erik@oakridgeeng.com
Bart Sexton	Sand County Environmental	715.499.1891	Bart.Sexton@sandcountyenv.com

Attachment B. Facility Tour Meeting Minutes



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FACILITY TOUR MEETING AGENDA INITIAL GREENFIELD PERMITTING 6701 U.S. HIGHWAY 12 & 18, MADISON, WI THURSDAY, DECEMBER 9, 2021 @ 10:00 AM

- Introductions
- Description of Work
 - Professional engineering design services for Initial Greenfield Permitting of proposed waste management facilities at the Yahara Hills Site. This work will be broken down into five (5) phases, as outlined below.
 - Phase 1: Completion of Initial Site Inspection (ISI) Request per NR 509.04.
 - Phase 2: Initial Site Investigations.
 - Phase 3: Completion of Initial Site Report (ISR) per NR 509.
 - Phase 4: Completion of Pre-Feasibility Report per NR 510.
 - Phase 5: Compost Site Development Assistance per NR 502.
- Schedule
 - Last day for questions: December 21, 2021
 - Last day for addenda: January 4, 2022
 - Proposals due: January 11, 2022 by 2:00 p.m.
 - Oral interviews for invited proposers: January 20, 2022 (if necessary)
 - Notification of intent to award: February 1, 2022 (estimated)
 - Contract start date: February 28, 2022 (estimated)
 - Complete WDNR NR 509 Initial Site Inspection: April 15, 2022
- Proposal Opening on Tuesday, January 11, 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 Tuesday, January 11, 2022. Dane County will post Proposal Summaries shortly after Proposal Opening (available on the bid website).
- All documents related to RFP 321042 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
 - **No questions on procedure or requirements**
- Questions regarding RFP
 - **Refer to Addendum No. 1**
- Site tour
 - **Stopped at WisDOT pond: Discussed temporary monitoring wells installed by WisDOT and noted portions of this area was identified in the wetland delineation. Wetland delineation**

report will be provided to awarded proposer. Pond was designed by WisDOT to handle the capacity from the interchange work and the golf course. Dane County may have the potential to modify this pond as long as it can still meet the capacity requirements for the interchange work. WisDOT is anticipated to start construction in September 2022.

- Stopped at drainage culvert northwest of east maintenance building: This drainage way was noted in the wetland delineation.
 - Stopped at area east maintenance buildings: Discussed anticipated City plans and phasing for golf, as we understood. City of Madison will be the sole entity responsible for determining the future and phasing of golf at this site.
 - Stopped at existing manmade pond: Discussed private well south of pond and noted the purpose of this manmade pond was to aid in stormwater management of the golf course. Stormwater pond is not present in historical photographs prior to golf course construction.
 - Stopped at SE corner of site: Discussed change in topography at this location.
- General Discussion:
 - Discussed screening along US 12 & 18, CTH AB, and interstate. Dane County would like to preserve as much existing trees as possible while balancing the need to maximize air space.
 - Dane County anticipates recreational facilities will be at this site before, during, and after Greenfield construction.
 - 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.