

WETLAND MITIGATION AND/OR WATER TOWER, STORM WATER, FLOOD GATES
RFQ QUESTIONS (Answers in bold)

PROJECT CLARIFICATION WATER TOWER:

Please note the total of \$881,500 for the water tower project includes ALL costs associated with the project including Construction, Design Engineering, Construction Engineering, and Grant Administration.

- 1) Can you email me a copy of any specifications and/or documents associated with this bid:
Procuring Services For Design And Construction Engineering For The Construction Of A Mitigation Wetland;
Construction Of A New 100~000 Gallon Water Tower

On the front page of the Bi-State Regional Commission website at www.bistateonline.org are two Requests for Qualifications for the projects in Keithsburg, Illinois. That is the information available at this time. Any files the City has regarding these projects will be made available to the selected consultant team(s).

- 2) Has any preliminary work been done to show that this is a viable site for wetland mitigation?

The site was a mitigation site for a marina project in the late 1990's and was not monitored to ensure the species planted survived. The Corps is requiring the project be completed successfully as part of these HUD funded projects.

- 3) Has an archaeological survey been completed for the mitigation site? If not, did you want us to include this in our SOQ?

An archaeological survey was likely done prior to the original effort an update will possibly be required. Our partners on this project, Western Illinois Regional Council are conducting the HUD/State of Illinois required Environmental Record Review. If required they will order the Phase I update. However, since the wetland mitigation site has been previously disturbed, this is unlikely.

- 3a) Has a T&E survey been completed for the mitigation site?
If not, did you want us to include this in our SOQ?

We don't know what you mean by this.

- 4) Has an Environmental Phase 1 been completed for this site? OR, has it been determined that a Phase 1 is not needed?

Our partners on this project, Western Illinois Regional Council are conducting the HUD/State of Illinois required Environmental Review Record. If required they will order the Phase I; however, this is unlikely.

5) Has the city been working with a licensed civil engineer? If so, would the city want to continue to work with the current engineer on this phase of the project or would the city prefer an outside civil engineer be brought in to prepare grading plans and construction drawings?

The City conducted preliminary engineering for a levee project which was disbanded due to FEMA requirements. Cost estimates for the projects noted in the RFQ's were then developed by the same firm. The City is seeking competitive qualifications at this time. According to 2 CFR 200.319 "full, open and competitive procurement is required".

6) Are we limited to 3 examples of similar projects?

No, that is the minimum.

7) Does the city have any recent elevation data and/or aerial photograph of the site?

Any data the City has from previous efforts will be provided by the selected consultant team. There also may be information available at Mercer County or through Western Illinois University.

8) What GIS data is available or can be provided to the consultant, specifically elevation, soils, streets, utilities, etc..?

Any data the City has from previous efforts will be provided the selected consultant team. There also may be information available at Mercer County or through Western Illinois University.

9) Is there an educational component to this project? Signage? Other?

No.

10) Is there a public outreach requirement and/or need for a local meeting ? Public Meeting/Open House?

No other than a public hearings are required for HUD funded projects which the City will conduct along with project administrators.

11) Are you going to post all the questions at once? Or post as they are asked/answered?

The questions will be answered as needed within two business days.

12) How was the proposed mitigation site selected? Is the Corps of Engineers (COE) aware of the project? Have they provided input/guidance on the type of mitigation needed or the location of the mitigation site?

The site was a mitigation site for a marina project in the late 1990's and was not monitored to ensure the species planted survived. The Corps is requiring the project be completed

successfully as part of these HUD funded projects. The specific plantings noted are listed in prior documentation from the Corps.

13) Has a wetland delineation been completed for the 8 acre Mitigation Area? Has a Natural Resource Inventory been completed for the 8 acre mitigation area and/or surrounding lands? Is the prior mitigation plan for the site available? What level of preliminary engineering has been completed for the mitigation area? What level of preliminary hydrological analyses has been completed for the mitigation area? Is a boundary survey and topography survey (1 foot) available for the 8 acre mitigation area?

As stated earlier, the wetland mitigation area was intended to be built to mitigate dredging that occurred for a marina near the Keithsburg boat launch in the 1990's and was not completed to the satisfaction of the Corps. As a requirement of the HUD projects described in the RFQ, the wetland at the location described must be reinstated. As stated earlier, all files that the City has available will be made available to the selected consultant(s). The Corps may also provide prior file information as there has been ongoing correspondence with the Corps for the previous project and the proposed levee project which was disallowed. In addition to the required plantings described in the RFQ, removal of undesirable species on the 8 acre site would be required. Soil testing would be required to establish the new plantings and may indicate the need for additional organic matter to create suitable soils. While contours were drawn in 1996, the Corps may require updates to this information. The selected consultant will be required to meet with the Corps and do a thorough review of prior files on the mitigation wetland. The selected consultant will be required to reapply for a 404 permit and any other items required by the Corps. In 2014, the NRCS completed a custom soil resource report for the approximately 30 acres including the mitigation site and that report will be made available to the selected consultant. In addition, the engineer for the disallowed levee project conducted a wetland delineation report for the levee project in 2014 which included this wetland mitigation site. This information will also be made available to the selected consultant.

14) Can the City advertise for contractor bids prior to receiving construction permits from state agencies? What is the funding agency approval process of the design documents? In other words, how long will it take for them to approve the design prior to allowing the City to either advertise and or open bids for the project? If sub consultants are to be used, is there specific procurement protocol the consulting engineer needs to follow? Or can we simply hire them as part of the contracting process with the City? Will/could this delay the contracting/negotiating schedule?

HUD CDBG procedures require procurement to follow 2 CFR 200 and to comply with all fair labor requirements. The intention would be for the engineer to procure the contractor(s)/subcontractors and comply with HUD requirements. HUD requirements do not allow for bid letting for construction activities until the environmental review record has been approved. Federal Department of Labor standards must be followed including Davis Bacon, Copeland Anti-Kickback, MBE/WBE notices, and Contract Work Hours and Safety Standards. These are noted in the bid packet along with required wage rates for the project. Boiler plate bid packets will be available to the selected consultant so they

can prepare the packets. The state requires a preconstruction conference be held with the awarded contractor(s) once all the State's CDBG certifications have been signed and received and they have provided a Notice to Proceed.

15) Is the Geotechnical work for the water tower location to be performed by the consultant, or is the City planning to procure that directly?

The geotechnical work is still needed for the water tower project and WOULD be part of the required scope of services for the selected consultant. Please note the total of \$881,500 for the water tower project includes ALL costs associated with the project including Construction, Design Engineering, Construction Engineering, and Grant Administration.

16) The project schedule is a concern and a construction timeframe of essentially January 2018 thru October 2018 will result in either higher costs or with some contractors not participating due to schedule. Is there any opportunity for to extend the schedule?

All closeout documents are required to be completed and turned into the state by December 2018, leaving the need to complete construction two months prior to December. Due to project modifications and unforeseen issues the project has been extended several times already and will not be extended again.

17) Will the City be able to provide the selected contractor with a copy of all previous permits received for this project and any follow up correspondence between the City and agencies? This includes any previously approved performance standards.

See answers to 8, 12, 13.

18) Can the City confirm whether the selected consultant would need to provide development of bid specifications and coordination of the bid process?

See answer to 14.

19) Can the selected consultant provide the planting material if we are doing construction oversight?

This is not likely unless a sole source can be proven. Competitive procurement is required throughout the project.

20) Is there a current U.S. Army Corps permit associated with this project? If so, is it available for applicants to review prior to the RFQ due date?

None of the previous permits are active for this project and as stated earlier prior information on file will be provided to the selected consultant(s).

21) Is the IKE Grant award, number 08-354064, the associated grant with this project? Is the grant application available for applicants to review prior to the RFQ due date?

That is one of the Grant numbers but there are several and there have been several modifications made to the original grant. We do not have a copy of the original grant application but that may be available from the State or the City and provided to the selected consultant(s).

22) What level of assessment has been conducted on the mitigation site? Is there a current Wetland Mitigation Plan developed for the mitigation site? If so, is it available for applicants to review prior to the RFQ due date? What is the purpose and goal of the mitigation site? Is the mitigation site selection in response to the filling of an existing wetland area or is it a proposed wetland enhancement/retention area for flood/storm water control? If in response to the filling of an existing wetland, what is the location and description of the wetland to be filled? What level of assessment has been completed on the wetland proposed for filling activities?

See answers to 2, 3, 4, 12, and 13.

21) Does this project included construction of the wetland and post-construction monitoring? What entity is financially responsible for the 10-year tree survivability warranty? What level of warranty is required from the designer and/or builder?

The project includes construction of the wetland and setting up a PLAN for post construction monitoring. Since the project must be complete in October 2018 the consultant is not responsible for monitoring the City is responsible financially. HOWEVER any tree planted must be alive one year later. HUD requires 2 CFR 200.325 for construction and facility improvement contracts. Because tree are being planted the wetland is considered a construction project. A bid bond of 5% is required, a performance bond of 100% of contract price is required and a payment bond of 100% is required.

Attached is a letter recently received from Illinois EPA regarding the projects.



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

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BRUCE RAUNER, GOVERNOR

ALEC MESSINA, DIRECTOR

May 24, 2017

Western Illinois Regional Council

Kevin Wiehardt

223 South Randolph

Macomb, IL 61455

RE: City of Keithsburg Ike Community

Dear Mr. Wiehardt:

The Agency has no objections to the proposed group projects, however, a construction site activity stormwater NPDES permit is required if any of the projects under any separate contract disturbs on or more acres during construction. A DPWS permit is needed for the elevated tank and wellhouse rehabilitation. Please be advised that any solid or hazardous waste must be properly disposed of or recycled.

Sincerely,

A handwritten signature in cursive script that reads "Alec Messina".

Alec Messina

Director