

Iowa Department of Natural Resources (IDNR)

Addendum

In Reference to RFP for: Water & Wastewater Connection to the City of Hampton

RFP No. : 23CRDLWBPPAYT-0013

Answers to Questions from Potential Service Providers

Date: July 18, 2023

1. Based on the information provided in paragraph 4 under 4.1 Wastewater Lift Station and Force Main, we understand that no permanent easements are expected for the project, but that DNR does anticipate up to 30-40 temporary easements for construction purposes. Please clarify that DNR anticipates up to 30-40 temporary easements.

We anticipate the project footprint to be located on DNR property or within city/county right-of-way. The Service Provider will need to obtain authorization from the right-of-way entity for this project.

2. Paragraph 4 under 4.1 also states that the DNR will provide the legal real estate documents. Please clarify if this is referring to a temporary easement template or the temporary easement documents for each property.

See answer to questions No. 1

3. 3.2.2 of the RFP references compliance with mandatory specifications listed in Section 5 of the RFP. Section 5 of the RFP is blank. Please confirm nothing is required for section 3.2.2 of the technical proposal.

Nothing is required for section 3.2.2.

4. The RFP mentions all work is expected to be in county or municipal right of way. However, the RFP also mentions coordination with private landowners and 30-40 potential parcels may be needed. Do we need to plan to prepare easement plats, legal descriptions, negotiate, and obtain any easements for this project? How should we price this?

See answer to question No. 1

5. Section 5 is still blank. How do you want us to handle the question on page 12 Section 3.2.2 stating that we need to comply with each specification in Section 5?

See answer to question No. 3

6. Attachment #5 calls for several items that impact fees:
 - Is an archeological survey needed?
 - Floodplain permitting is called out, does this mean submitting the joint application to the Corps of Engineers along with the IDNR? That may trigger several other requirements.
 - Do we need to provide for a wetland delineation? / Possible mitigation plan?

- Do we need to provide a bat study?
- Sovereign Lands Construction Permit, How extensive do you expect this process to be? How much time should be budgeted for this in our fee?
- All the above items are discussed in the RFP, are you also needing us to follow or obtain all NEPA Clearances and processes?

The Service Provider shall be responsible for obtaining all necessary permits associated with this work.

7. Attachment #1 references “see Section 2.14.14” in red below the title. Where do I find that section? The only section 2.14 I find is on page 8 and that section talks about reference checks. That does not seem to match up with Attachment #1.

The section “2.14.14” reference is a typo. The section that should be called out is “2.12.14”.

8. Page 3 Section 1.4 states that the City of Hampton has ample capacity to receive additional loads.
 - a. Has the DNR received concurrence with the City of Hampton that they are willing to accept Beeds Lake State Park wastewater and that they are willing to provide drinking water? If not, will this correspondence with the City of Hampton be the responsibility of the Service Provider as part of this project Scope of Services?
 - b. Has a water and sewer user rate been discussed or established by the City of Hampton? If not, will this correspondence with the City of Hampton be the responsibility of the Service Provider as part of this project Scope of Services?
 - c. Please provide the results of your initial assessments.

DNR has had made initial contact with the City of Hampton and the City is willing to accept Beeds Lake wastewater and also provide drinking water to the Park. The correspondence with the city did not include any user fee discussion as it will be in accordance with the City’s user charge. They have designated Veenstra & Kimm Inc. consultants as their contact point.

9. Page 3 Section 1.4 ‘Background Information’ states that the existing well is to be demolished, yet Page 16 ‘Demolition of Existing Facilities’ in the Description of Work details the demolition of the existing lagoon only without mention of demolition of the existing well. Will the Service Provider be responsible for providing construction documents for the demolition/abandonment of the existing well as part of the project Scope of Work?

The closing/capping of the existing well will be part of the construction documents and will be in the scope of this project.

10. Page 15 Section 4.1 mentions that there is an existing disinfection building that could potentially be used for chemical addition and booster pumps. Please provide any and all information including drawings and photos of this existing building.

Most likely we will have enough residual chlorine and pressure once we receive the water from the city, but if we don’t we would like to use our existing building for additional chlorine and pressure boost if needed. Attached to this addendum is the design of the building.

11. Questions Relating to Page 15 Section 4.1 Description of Work Wastewater Lift Station and Forcemain Paragraph 4:

- a) Will the Service Provider need to define ROW/boundaries of the proposed corridor?
- b) What are the 30 to 40 parcels mentioned? Are those adjacent parcels to the intended route?
- c) Is the DNR handling easements/acquisitions if they are deemed necessary?
- d) What Legal real estate documents will the DNR be providing? Will the DNR specifically provide:
 - i. Plat and deeds for Subdivision tie-in at the north end
 - ii. Plat of the park as well as the deeds if possible
 - iii. Road ROW information-relative to section line if possible
 - iv. The Right of way for the old railroad ROW with the deeds for current ownership- we need something we can tie to the section or property corners
 - v. Section corner information if possible

We are expecting to construct within the right of way (or rights assigned to county and city) and expect the service provider to negotiate that part on DNR's behalf. Please also see answer to question No. 1. Plats for DNR-owned property are available upon request during the contract period.

12. The proposed schedule on Page 17 Section 4.2 is aggressive and does not take into consideration DNR review time. Is it realistic to expect review and approval of both Water and Wastewater Facility Plans within 30 days?

We realize the short turn around time between the submittal of the facility plan and going to bids. We are expecting to actively work with DNR wastewater and water section all through the process and will work with both sections to start the final permit review at 80% submittal.

13. The proposed tasks on Page 17 Section 4.2 list Task 3 'Apply for Permits' ahead of the completion of Construction Bidding Documents. Typically, construction documents are a required attachment when applying for permits. Can Task 3 and Task 4 be switched in order to properly facilitate the permitting process?

Task 3 on page 17 refers to all permits, the construction permit process for water and wastewater starts with the discussion of facility plan. The 80% submittal of the plans will be the final leg of construction permit and will be covered under Task 4 (January 15, 2024).

14. Regarding the adjacent private subdivision;

- a. Is the private subdivision currently served by Beeds Lake State Park water and wastewater infrastructure?
- b. Has the DNR established a 28E Agreement with the private subdivision?
- c. Will the private subdivision have any involvement, jurisdiction, or oversight on this project?
- d. Will the private subdivision be contracting separately for chemical addition and/or pressure boost?

- The private subdivision is currently served by Beeds Lake wastewater facility but for water they manage a separate well leased to them by DNR. The subdivision is responsible for operating and managing the well.
- DNR is working on a new agreement with the subdivision and it will go into effect after the upgrade.
- The private subdivision will not be involved in oversight or have jurisdiction on this project.
- The subdivision will contract separately for chemical addition or pressure boost.

15. Will the water system improvements be required to provide fire protection at the park and adjacent private subdivision?

No

16. Soil borings, geotechnical report, and wetland delineation will be necessary to complete this work. Is the Service Provider expected to include these expenses within the cost proposal? Or will the DNR contract for these services independently?

Service Provider shall be responsible for all application submission and design data.

17. Will an anti-degradation analysis be required under this project Scope of Work?

Anti-degradation analysis will not be necessary for this project.

18. Will a sludge management plan be required under this project Scope of Work?

Sludge application permit is part of the current NPDES permit. Sludge management plan is not in the scope of the project other than specifications for land application in the spec. book.

ATTACHMENT



1. ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE IOWA STATE BUILDING CODE AND THE N.E.C. FURNISH AND INSTALL TWO INCANDESCENT SCREW SHELL PORCELAIN LIGHT FIXTURES, SWITCHES, 110V DUPLEX CONVENIENCE OUTLET AND EXTERIOR NIGHT LIGHT.

2. ELECTRICAL POWER ENTRANCE AND MAIN DISCONNECT: DISTRIBUTION PANEL SHALL BE PROPERLY SIZED. ALL WIRING SHALL BE COPPER. MINIMUM UNDERGROUND WIRE SIZE SHALL BE #6 AWG. FURNISH AND INSTALL CONDUIT THROUGH THE FLOOR AND WALL FOR BURIED SERVICE ENTRANCE (BY OTHERS) AND FOR POWER AND CONTROL CABLES TO WELL.

IOWA DEPARTMENT OF NATURAL RESOURCES		
<p style="text-align: center;">WATER DISTRIBUTION SYSTEM BEED'S LAKE STATE PARK FRANKLIN COUNTY</p>		
DRAWN BY GDP	<p style="text-align: center;">WATER STORAGE BUILDING MECHANICAL DETAILS</p>	PROJECT NO. 02-35-04
DESIGNED BY		SCALE AS NOTED
CHECKED BY		DATE REV. 9/20/04
PROJ. ACCT. NO. 5010		SHEET 7 OF 7

1" = 2'-0" HP 2500 PLOT (34.660" X 22.817")
1" = 4'-0" QMS PRINT (16.650" X 10.680")