

**VILLAGE OF WINDSOR
VILLAGE BOARD RESOLUTION 2022-62**

**AWARDING A CONTRACT FOR THE SOIL AND STRUCTURE ENVIRONMENTAL REMEDIATION
CONSULTING SERVICES FOR 4457 & 4459 SECOND STREET AND 6758 DEPOT STREET**

WHEREAS, the Village of Windsor has a desire to complete environmental remediation consulting services for the properties located at 4457 & 4459 Second Street and 6758 Depot Street (the "Services"); and

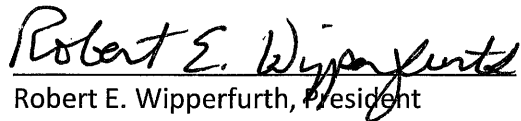
WHEREAS, the Village of Windsor has the opportunity to complete the Services, attached hereto as Exhibit A; and

WHEREAS, the Village of Windsor staff recommends the hiring of Foth to complete the Services; and

NOW THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Windsor that it hereby awards the contract for the Services by Foth in the amount of \$9,900 in accordance with the proposal attached hereto as Exhibit A.

The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor on July 21, 2022, by a vote of 5 in favor and 0 opposed.

VILLAGE OF WINDSOR


Robert E. Wipperfurth, President

Attested by:

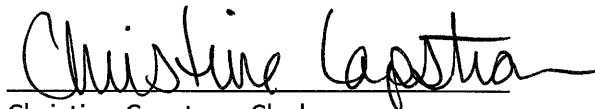

Christine Capstran, Clerk

Exhibit A: Foth Proposal



5117 West Terrace Drive, Suite 401
Madison, WI 53718
(608) 242-5900
www.foth.com

July 13, 2022

Tina A. Butteris, Administrator
Village of Windsor
4084 Mueller Rd.
DeForest, WI 53532

RE: Village of Windsor Municipal Campus - Farmers Market
Proposal for Soil and Structure Environmental Remediation Consulting Services

Dear Tina:

Thank you for the opportunity to provide a professional services proposal for the above referenced project. Per our recent site meeting, Foth Infrastructure & Environment, LLC (Foth) has prepared the following scope to address potential environmental concerns associated with the development of Phase 3 of the Village of Windsor Municipal Campus, a Farmers Market area. This project area is bounded by Second Street to the north, Windsor Road to the south, Depot Street to the west and the Canadian Pacific/Soo Line Railroad to the east.

Our understanding of the project is further discussed below along with a description of the work scope we are proposing at this time to allow the Village to proceed with the design and construction of the Farmers Market as part of the overall Village Municipal Campus project. We will also look at potential grant opportunities to provide funding to support this work.

Our Understanding of the Project

The Farmers Market site is proposed to be built on a group of parcels that were environmentally investigated several years ago during preplanning for future development. Environmental contamination was detected in soil and groundwater and reported to the Wisconsin Department of Natural Resources (WDNR). Following the report of a release to the WDNR, further investigation activities were conducted and the WDNR case file (BRRTS# 03-13-543984) was eventually closed on May 20, 2013 by the Wisconsin Department of Commerce with residual soil and groundwater noted as remaining present.

We understand that as part of the new construction project, three buildings must be razed and footings installed for the new Farmers Market Pavilion, Train Depot Shelter and Water Tower Stage, as well as underground utilities installed, grading performed, and pavement applied. This work will result in the excavation of previously investigated areas. It is critical to review the historic information and clearly identify with the WDNR areas that might need to special management of excavated soils. Additionally, depending on the last reported degree of groundwater contamination, and the planned occupation level of the

Farmers Market Pavilion, it may be necessary for the Village to install some form of a soil vapor venting system beneath the floor.

Additionally, the three remaining old buildings that will need to be demolished as part of this project may contain asbestos and lead paint which will need to be addressed as part of the demolition.

Another parallel issue that needs to be addressed with Dane County is a Municipal Campus stormwater management plan. Depending on the outcome of that study effort, the Farmers Market site may be impacted by the necessity of stormwater mitigation measures. For example, some of the site may need to be utilized to meet the County's 10% green infrastructure goal.

Phase 1—Research Existing Environmental Phase 1 and 2 studies.

- Utilize existing reports to identify areas where excavated materials may require special management or there may be a need to perform any additional soil testing.
- Assess need for a soil vapor management system based on existing data and discussions with the WDNR.

Phase 2—Funding Assistance

Foth will research viable funding mechanisms for the project elements identified above through the various funding agencies. Foth will meet with the funding agencies to discuss the project, identify grants and ensure support exists for the project. The funding assistance will ensure there are options to explore and support for the project when deciding which grants to pursue.

This assistance will provide a matrix of available grants but does not include the application for the grants.

Estimated Fees

We estimate the fee range to complete the above tasks as follows:

Phase 1 Range	\$4,200 to \$6,000
Phase 2 Range	\$2,600 to \$3,900

The above fees are approximate due to the uncertainty of time associated with funding and regulatory agency coordination and the potential unknown contaminants.

Anticipated Schedule

We can begin work upon approval of this proposal and execution of an agreement and anticipate completing Phase 1 and 2 within 4 to 6 weeks from the notice to proceed,

Future Services

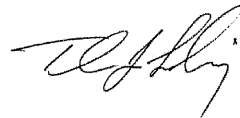
Next steps will be determined from the results of these initial activities discussed above. Tasks anticipated include soils management plan, possible passive ventilation plan, demolition inspection report coordination, funding applications for demolition and soil management activities, and stormwater management if deemed necessary. Foth will be in communication with the Village as results are evaluated, and additional level of effort is estimated.

Feel free to contact us if you have any questions regarding this proposal. If this proposal is acceptable, we will forward a contract for signatures.

Sincerely,
Foth Infrastructure & Environment, LLC



Robert J. Meller, P.G.
Lead Environmental Scientist



Thomas J. Ludwig, P.E.
State Operations Director

c: Jamie Rybarczyk, Deputy Administrator/Director of Economic Development
Brian Hinrichs, PSS, Foth, Senior Client Manager
Joe Liebau, Foth, Client Team Leader



Windsor

Growing Forward

SUMMARY SHEET

Meeting Date:	Thursday, July 21, 2022
Presenter & Contact Information:	Jamie Rybarczyk Director of Economic Development jamie@windsorwi.gov 608-888-0066 Tina Butteris Administrator tina@windsorwi.gov 608-888-0066
Title:	#8.b. Resolution 2022-62 Award Contract for Second Street and Depot Street Properties Environmental Remediation
Previous Action:	N/A
Issue Summary:	<p>Phase 3 of the Municipal Campus envisions the construction of a Farmers Market Pavilion, Train Depot Shelter, and Water Tower Stage on the Second Street (4457 & 4459) and Depot Street (6758) properties. The Village of Windsor completed environmental investigation of these properties several years ago and soil and groundwater contamination were detected. To manage the contamination the properties were capped per the Wisconsin Department of Natural Resources (WDNR) requirements.</p> <p>To proceed with Phase 3 of the Municipal Campus, the existing structures and impervious surfaces on the Second Street and Depot Street properties will need to be razed and removed. Razing of the existing structures and removal of the impervious surfaces will disturb the soil requiring additional environmental investigation to identify what special management of the soil is warranted per the WDNR.</p> <p>Foth completed some of the initial environmental investigation on behalf of the then Town of Windsor; therefore, Staff recommends working with Foth for the continued environmental investigation. In addition, Foth will identify available funding assistance for the Village specific to Phase 3 of the Municipal Campus.</p>
Budget Impact:	Account #: 004-00-57331-000-792 2020A Borrowing

Staff Recommendation: Staff recommends the Village Board approve Resolution 2022-62 as presented.

Sample Affirmative Motion: (Village Trustee) make a motion to approve Resolution 2022-62 as presented.

Attachments: Resolution 2022-62