

(LAKE REDSTONE PROTECTION DISTRICT
Special Board Meeting
Thursday, December 21, 2017 2:00 pm
Location: Town of La Valle Hall, 324 Hwy 33, La Valle, WI 53941

MINUTES

1. Call meeting to order

The meeting was called to order by Chair Tom Walters at 2 pm. He confirmed compliance with open meeting laws.

2. Roll Call

Present: Chuck Ecklund, Ken Keegstra, Tom Walters, Glenn Choroszy, Ray Demaskie

Others: Paul Burke, Brad Horner, Al Baade

On the phone: Janelle Skoyen and Chris Goodwin from Ayres, Cary Dudczak

3. Approval of Agenda

Motion by Ecklund to approve the agenda; second by Choroszy. The motion carried.

4. Public Input

None at this time.

5. Review, discuss, and ask questions regarding dredging cost estimates via a conference call with representatives from Ayres Associates

Several questions were submitted to Ayres ahead of the meeting and written answers were returned to the board. Janelle reviewed these questions and answers. During this review, additional questions were raised and comments were added as the discussion proceeded. The submitted questions, a thru j, are shown below in italics and the written answers to each are shown in smaller font. Additional questions and comments that arose during the discussion are also shown (in regular font).

a. From the proposed contract, can you provide an approximate due date when funds will be due in the 4 phases listed on Attachment C, page 1?

Answer: Ayres bills monthly for services. As a rough estimate, billing may follow the schedule below (total not to exceed \$36,450):

- January 2018: ½ of prelim design phase (\$4k)
- February 2018: ½ of prelim design phase and final design phase (9.5k)
- May 2018: ½ of bidding/negotiating phase (4k)
- June 2018: ½ of bidding/negotiating phase (4k)
- Sept, Oct, Nov, 2018: 1/3 of construction and post construction phase each month (5k each month).
- Anticipate final billing to be closed out in 2018 calendar year.

b. From the December "Opinion of Probable Cost"(a copy is included at the end of these minutes) can you provide an estimated month when each of the 6 construction related fees would be due? Would the hydraulic dredging cost be normally paid in segments, and could these be estimated with monthly due dates?

Answer: This depends on when Contractor completes work. If we assume they are working in Sept, Oct, and Nov. 2018, the total construction dollar amount would be due after the work is completed, Ayres had received and reviewed pay requests (to make sure work is complete that Contractor is requesting payment for). Payment would be due in Oct, Nov, and Dec. 2018 (assume 1/3 of construction total project cost due each month). If the Contractor is allowed to start earlier, the money could be due sooner. Usually we

write in the Contract that the Owner has 30 days to pay the approved pay request once it is received (after Ayres would review the request and recommend payment).

This response led to some discussion about the timing of dredging operations. Janelle asked whether dredging could begin in August, at least in some bays (also see the answer to question j shown below). Some folks thought an August start might be possible while others were concerned that residents would not be happy with August dredging. The Ayres folks pointed out that providing the dredging contractor more flexibility could help reduce costs. If the dredging can't be completed before ice comes on the lake, it could increase costs for the dredging equipment to return in the spring. Another concern with an August start would be the short preparation time between approval of the project by residents and initiation of dredging, if final approval from residents to proceed with dredging is not obtained until the August annual meeting.

During this discussion, the question was also raised of how the volume of dredged material would be determined. This is important because the contractor bases their charges on the volume of sediment removed. Janelle and Chris explained that the contractor would engage an independent vendor to perform a survey of each bay before and after dredging. The volume of sediment removed would be calculated from the difference between the two surveys. Chris explained that the surveys performed by Ayres were now two years old and that the amount of sediment present in bays may have changed. He explained that it is routine and relatively easy for a survey to be performed with GPS and depth measuring equipment to determine the depth at all locations in each bay. Janelle also explained that the vendor would not be paid for sediment removed beyond the depth specified in the dredging specifications.

c. If a separate construction contractor is used for disposal site build or farm access crossing, will there be additional costs from Ayres for bidding and negotiating? Cost estimate?

Answer: Possibly – If we have to prepare a separate set of bid documents and bid separately could cost an additional \$3,000. If the lake District just wants to give that portion of the plans to a local contractor to build, then no additional cost.

d. We plan on applying for a Channel Dredging Grant. This would apply for the County Boat Landing in Woodpecker Bay, and into Swallow Bay leading to the main lake (for the short distance where dredging is planned). Could Ayres, or the dredging contractor, determine the length and width of Woodpecker Bay, and the amount of silt to be removed? The grant only applies to 25 feet from the channel centerline and we would need this in writing for the grant application prior to the June 1st due date.

Answer: Ayres can help apply for this for the LRPD. Grant info: <http://dnr.wi.gov/aid/rbf.html> (A portion of the guidelines was included in the response from Ayres.) Channel dredging is eligible for reimbursement. Ayres can certainly help the LRPD apply for the grant in any eligible areas (also only eligible to navigable depth – not deeper than necessary to accommodate watercraft). Just a note – the RBF (Recreational Boating Facilities) grants are very competitive, and based on Ayres experience, they often 'pass' on funding of dredging projects and save monies for other projects that are viewed by some as a more direct benefit to the general public (boat landing development, etc.). Ayres has successfully applied for grants from the Wisconsin Waterways Commission RBF grant program before, but not for dredging.

e. Is Ayres aware of any other grant that could apply to our project?

Answer: Unfortunately, no. There are not very many grants that we know of to cover cost of inland lake

maintenance dredging (what this project would fall under).

f. Why the large increase in estimated costs for the spoils disposal between August, 2017 and December 2017? Related questions related to the December estimate are: how was the new spoils disposal estimate made? and what will these funds purchase?

Answer: The bulk of the increase is attributed to two factors: increased estimate for disposal costs and increased contingency. The increased estimate for disposal costs is reflective of more recent bid prices Ayres has seen from Contractors for disposal. This is estimated at \$10/CY for cost of disposal of the dredged sediment material. This may be a bit high for this specific disposal site, but this estimate is based on the conceptual plan. The disposal estimate of \$10/CY would cover dewatering bags, arrangement of bags, and dewatering itself. The latter includes potential for safe return of carriage water (decant water from the bags) back to Lake Redstone.

g. Are there reasonable ways that we could lower this cost? Could we use multiple sites? Or sites that require less preparation?

Answer: Multiple sites would likely increase cost for disposal site. The current proposed site requires minimal preparation. The cost is variable now, bids haven't come in from Contractors, and we don't know exactly what permitting requirements need to be met to return the water back to Lake Redstone. Possibly just overland flow is allowed, but we may need to confine return water and pipe in a tube / long culvert back to Lake Redstone. We will know more after completing design and finishing permitting with WDNR.

During this discussion, other ways to lower the overall cost of the project were discussed. One option is to reduce the scope of the project (dredge fewer bays) or to dredge only to 5 ft. instead of 6 ft. Janelle pointed out that we could also bid the contract in parts, with separate contracts for some of the more remote bays or some of the lower priority bays. Then we could control costs by selecting portions of the overall project to perform. Another way to reduce costs is to impose fewer restrictions on the contractor, for example, allowing more time for dredging to occur.

h. What are we getting for the \$25,000 in erosion control?

Answer: Compliance with WDNR standards and having WDNR allow the project to be completed. This includes turbidity barriers at the bays during dredging and silt fencing around the disposal site. Other 'BMP' (best management practices) for sediment control may be used as well if they meet minimum standards set by WDNR.

During this discussion a question about how we would know when the project is complete. Janelle answered that Ayres would perform a walk-thru with all interested parties. The WDNR also does a walk-thru to make sure all permit requirements are met.

i. Why was the contingency raised to 20%? How likely is it that we will need these contingency funds?

Answer: For a couple reasons, first, this is an estimate based on a conceptual phase design and it is intended to cover unknowns that arise during the design. So it is likely it will be used. Second, recent information we received from a dredging contractor on another project indicated more variability in disposal price costs so we increased contingency to cover this.

During this discussion, Janelle emphasized that the estimates are just that and that the actual costs will not be known until the bids are opened and accepted. As noted earlier, one way to

control costs is to bid the project in parts and select only those parts that we can afford.

j. Will it raise the cost significantly if we want the dredging completely finished in the same year as it begins?

Answer: It depends on the Contractor. Some may increase costs for a short construction time frame, others may have ability (more or bigger equipment) to complete ahead of schedule and the time does not factor in to their costs. LRPD could consider an alternate bid for Contractor where the alternate bid form gives them a longer time to complete the project (maybe starting some bays in August 2018 (?) and allowing work to re-start after ice-out in Spring 2019 (?)).

In the wrap-up discussion, Ayres was asked about the next steps in the process. Janelle reported that once the contract extension was signed, Ayres will move forward with final design phase so that a permit application could be filed with the WDNR. She advised that we should allow 90 days for a permit to be issued, even though the DNR information says that a decision will be made within 60 days. Their time line allows for some days when the clock is not moving, for example, when more information is requested or if a public hearing is needed. She thought they would be able to submit the permit application by mid-February. She also advised that we should pursue an agreement as soon as possible with the landowner where the dredging sediment will be deposited. She indicated that this agreement will be needed for the permit application.

6. Make a decision on contract extension proposal from Ayres Associates

The board was reminded that a decision on the contract was made at the last regular board meeting when the board decided to approve the contract extension as long as the reimbursable expenses were not excessive. Given that the reimbursable expenses should be low, Tom Walters was encouraged to sign the revised contract extension and return it to Ayres.

7. Date and time of next meeting: Tuesday, January 9, 2018, 6pm, La Valle Town Hall

8. Adjourn The meeting was adjourned at 3:20 pm.

KK/December 29, 2017



Opinion of Probable Cost
December 2017

Opinion of Probable Cost

Lake Redstone Protection District - Potential Dredging
Lake Redstone Protection District (LRPD)
Sauk County, WI

	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL PRICE
	Construction related Fees (items 1-6)				
1	Mobilization	LS	1	\$ 20,000.00	\$ 20,000.00
2	Erosion Control	LS	1	\$ 25,000.00	\$ 25,000.00
3	Dredging - Hydraulic	CY	105,870	\$ 20.00	\$ 2,117,400.00
4	Disposal Site - Sized for Proejct Only (106,000 CY)	CY	106000	\$ 10.00	\$ 1,060,000.00
5	Disposal Site - Farm Access Crossing	LS	1	\$ 50,000.00	\$ 50,000.00
6	Site Restoration	LS	1	\$ 10,000.00	\$ 10,000.00
				SubTotal:	\$3,282,400
				Contingency (20%)	\$656,480
6	Engineering - Under new contract for final design and construction			\$ 36,450.00	
	Construction Total (with contingency and engineering fees):				\$3,938,880