

Greg Minikel

From: Amy Deringer
Sent: Thursday, July 6, 2023 2:08 PM
To: Hartjes, Brad
Cc: Greg Minikel
Subject: RE: External: Former Heresite Property Stormwater RFP

Brad,

The City of Manitowoc would like to accept raSmith's proposal for the former Heresite Property stormwater plan. Can you send us raSmith's standard consultant agreement by Wednesday July 19th? We would like to get this agreement to our August public infrastructure board and common council meeting.

We look forward to work with you!

Amy Deringer
City of Manitowoc – Staff Engineer
Office: (920) 686-6918
Mobile: (920) 323-4470

From: Hartjes, Brad <Brad.Hartjes@raSmith.com>
Sent: Friday, May 12, 2023 10:41 AM
To: Amy Deringer <ADeringer@manitowoc.org>
Cc: Greg Minikel <gminikel@manitowoc.org>
Subject: RE: External: Former Heresite Property Stormwater RFP

Amy, I have attached a proposal as requested to provide services for the Stormwater Plan for the Former Heresite Property in Manitowoc. Please let me know if you have any questions.

Thanks for the opportunity, we appreciate it.

Brad Hartjes, P.E., CFM
Senior Project Engineer

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100 West Lawrence Street, Suite 412, Appleton, WI 54911-5754
direct: 920-843-5737

From: Amy Deringer <ADeringer@manitowoc.org>
Sent: Friday, May 5, 2023 7:30 AM
To: Hartjes, Brad <Brad.Hartjes@raSmith.com>
Cc: Greg Minikel <gminikel@manitowoc.org>
Subject: RE: External: Former Heresite Property Stormwater RFP

Hi Brad,

My apologies for the late response. I am still familiarizing myself with the history of the Heresite property and what we need moving forward. Below, I've answered your questions to the best of my abilities at this moment. As I continue to look into this project, I will update any of these answers if needed. Please bear with me as I am still learning.

Thank you,

Amy Deringer
City of Manitowoc – Staff Engineer
Office: (920) 686-6918
Mobile: (920) 323-4470

First off, is there a formal RFP? I searched the City website, but wasn't able to find one for this.

There is no formal RFP for this project.

Can you provide some more specific scope items? I'm assuming the following:

Meet with City to discuss the proposed site use.

Prepare concept level site plans – maybe a couple alternatives.

Prepare concept level stormwater management to accompany the site plans.

Provide City with a report including the site alternatives and associated stormwater management needs and permit requirements.

Because this is a fairly informal RFP, these scope items should be sufficient.

Has a site environmental analysis been done to see if there are contaminated soils due to the former use?

Yes. In 2013, an environmental site assessment was conducted by Symbiont. Additionally, in 2014, Symbiont produced a site investigation report and remedial action plan for the site. This document is quite large (nearly 700 pages). I will attach the main report (minus the appendices) to this email. If you need any additional information from this report, please reach out again and I will pass on what I can.

Will the proposed site required new building with utilities service?

In the past, there has been expressed interest in developing this site to include new buildings and utility services. We have no timeline set in stone for this type of development, but it should be considered a possibility for the future.

Should we include wetland delineation for the entire site?

Our maps indicated there are wetlands on the north end of both parcels and one on the southeastern corner of the site. A wetland delineation will most likely be necessary for the entire site.

Should we include a topographic survey, or just use Lidar data?

In the past, it seems we've asked for a topographic survey. However, either option should be fine. I believe we could also provide our GIS data to you as well.

What is the project timeline?

We do not have a solid timeline for this project. The intent is to take it up to the point of the permitting process.

Thanks for any answers you can give me.

From: Hartjes, Brad <Brad.Hartjes@raSmith.com>
Sent: Wednesday, May 3, 2023 12:12 PM
To: Amy Deringer <ADeringer@manitowoc.org>
Subject: External: Former Heresite Property Stormwater RFP

Amy, I was forwarded an email from Jeff Mazanec, who works for us. He originally received it from Dan Koski, regarding the Former Heresite Property Stormwater RFP. The email didn't include a formal Request for Proposal, only an aerial of

the former Heresite Property. There wasn't much to go on, so I'm thinking we'll need an initial kick-off meeting to make sure we understand the site needs.

I've copied the email down below, but I wanted to ask a few questions also.

First off, is there a formal RFP? I searched the City website, but wasn't able to find one for this.

Can you provide some more specific scope items? I'm assuming the following:

- Meet with City to discuss the proposed site use.

- Prepare concept level site plans – maybe a couple alternatives.

- Prepare concept level stormwater management to accompany the site plans.

- Provide City with a report including the site alternatives and associated stormwater management needs and permit requirements.

Has a site environmental analysis been done to see if there are contaminated soils due to the former use?

Will the proposed site required new building with utilities service?

Should we include wetland delineation for the entire site?

Should we include a topographic survey, or just use Lidar data?

What is the project timeline?

Thanks for any answers you can give me.

Good Afternoon Jeff,

The City of Manitowoc is interested in obtaining proposals related to a stormwater plan for the Former Heresite Property. The City is going to be relocating materials such as gravel, rip rap, and mulch materials from the current location at the Former Newton Gravel Pit to this location. The purpose of the proposal is to give the City direction and concepts to help us meet stormwater requirements for the property as this work moves forward.

The Former Heresite Property is located at 2803 Orchard Lane and is approximately 19.4 acres. The property has been split into 2 parcels. The western parcel, approximately 11.7 acres in size has historically been farmland. The majority of the eastern parcel, approximately 7.7 acres in size, is currently vacant and undeveloped. However, former industrial protective coating operations which consisted of an industrial protective coating facility used for applying phenol resin to the interiors of semi tanker trucks and rail cars, took place on the eastern portion of the property and there are 2 buildings still standing. See attached aerial photo. Industrial operations reportedly ceased in 2010, and the site then remained mostly vacant and used for storage until the present day.

Proposals shall include sections relating to Project Understanding, Firm Qualifications, Project Approach, Schedule, and Fees.

Questions and Proposals can be emailed to Amy Deringer at aderinger@manitowoc.org. Proposals are due by 5:00 pm on Friday May 12.

Brad Hartjes, P.E., CFM

Senior Project Engineer



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