

Kingsley Rain Garden pre-submission meeting

December 6th, 2012

QUESTIONS AND ANSWERS

What defines a rain garden and what is the intent of a rain garden?

Rain gardens are designed to reduce the runoff of rainwater. Natural plants and materials are used in the designed garden to efficiently absorb rainwater. This reduces the need for the containment of rainwater and the likelihood of flooding. There is a standard list of plants that are typically used for rain gardens—those that have a higher absorbent ability.

Is the rain garden for this project designed?

There are certain design standards that the rain garden will need to fulfill. How those standards will fit the site have been considered, but the design and layout of the garden have not been created. The design will be completed with the commissioned artist as a co-designer.

What will the flow of the water be and where will the flood storage capacity be?

The natural flow of water will be toward the lowest part of property's grade. The rain garden's installation will not significantly change the property's grade from what it is currently.

What are the restrictions of building on the flood plain?

The property deed identifies restrictions on the property. The property deed is an appendix to this Question and Answer document.

How do we address the fee proposal required with the submission?

The entire project budget is limited to \$23,380. The fee proposal cannot exceed that amount. The fee proposal can only be less than, or equal to, \$23,380.

How will the public meetings required for the approval of the design affect the timeline of the project?

The expectation is the artist will be selected in February. March and April will be the timeline for the design work. March and April will be the most appropriate time for public input meetings. The final design approval will be completed at the end of April. This timeline is contingent on the schedule of the Public Art Commission meetings and agreement on the Professional Services Agreement contract with the artist.

Is the irrigation temporary?

Yes. The irrigation will be removed once the plants are established.

Is there a need for a permit?

Building Permits will be required, if there are to be additional structures needed at the site for the public art that would require permits.

Is there electrical and water connections at the site?

Water has been disconnected and it would not be feasible to reconnect without significant cost implications. Currently, there are not any electrical connections. A meter would be required if an electrical connection were made. It may not be feasible to reconnect without significant cost implications.

Is liability insurance required?

Yes, to enter into contract with the city insurance is required. See the Sample Professional Services Contract provided in the Appendix to the RFP.

Are the aesthetic qualities of the plants being considered as well as the rate of absorbency when considering plant selection? Is there an opportunity to consider how the permanent art placement interacts with the plants?

The rate of absorbency is a primary consideration for plant selection in the rain garden.

Yes. The artist could incorporate the aesthetic qualities of the plants as a part of their design.

Will there be a path in the rain garden?

Yes, there will be a path (5' minimum) incorporated into the rain garden. The property is on a corner of First and Kingsley and there is a natural diagonal walking path between the two streets.

When considering what the physical art will be, what needs to be addressed regarding the flow of rainwater?

The physical art cannot impede the infiltration or flow of water. It can influence the flow of water, only if it complements the purpose of the rain garden and not in a way that is adverse to infiltration.

Are there other projects in town that CDF have done that are similar?

CDF worked on the rain garden at Larcom City Hall. Their role was to design the stormwater management system, concrete runnels, stainless steel chutes and flagstone dispersion elements. The landscape was by InSite Design Studio. The rain garden and plaza is the site for a sculpture with a water feature by artist Herbert Dreiseitl.

Are there other plans for the area that the city has?

No, however the Allen Creek Greenway is an organized group seeking the creation of a greenway in the area. Additional information can be found at <http://www.acgreenwayconservancy.org/>

ADDITIONAL QUESTIONS RECEIVED BY EMAIL:

Are there trees at this site?

There are no trees on the site.

Has CDF designed the garden yet?

CDF has not designed the rain garden, as they are awaiting the selection of an artist.

Are there any other natural/cultural objects that would be available to use in this project?

The site has been a vacant lot for several years with a building structure that was torn down last year. All the potential natural materials that could be used will be below the ground, aside from a few large rocks that have been left following the structure's demolition.

Do I put in the fee proposal with the digital copy, or just put the two copies in envelopes?

A digital copy of the fee proposal is not necessary.

Should I include print copies of the images in the 24 pages of the printed submittal?

Print copies of images are not required.

You ask that the submittal use the format provided in Section Three. Could you be referring to Section Four?

That reference is a typo. Please refer to the format in Section Four.

The use of "natural" materials is emphasized in the Project Description (Section Two) but the meaning of this term can vary with each person and even by how the material is used. Are there any materials that would be outright rejected? Can we safely rely on your last statement on page seven that the "Art piece should complement the natural materials to be used in the rain garden"?

At this stage, it isn't possible to rule any particular material out. However, the artwork must be durable and last for several years, so this does rule out materials that cannot be used in such a way that meets that qualification. The artwork isn't being restricted to only natural materials, but the artwork shall complement the natural materials to be used in the rain garden.

How can a budget be submitted without knowing what the design will look like? Is it acceptable that they are estimates?

Yes, estimates are okay. The fee cannot exceed the budget for the project.

Will the design of the artwork happen after the artist is selected, and does this mean submission ideas are not desired?

Yes, the design will be done after the artist is selected. We are seeking artists to work collaboratively with the Landscape Architect; this is why proposals are not being asked for.

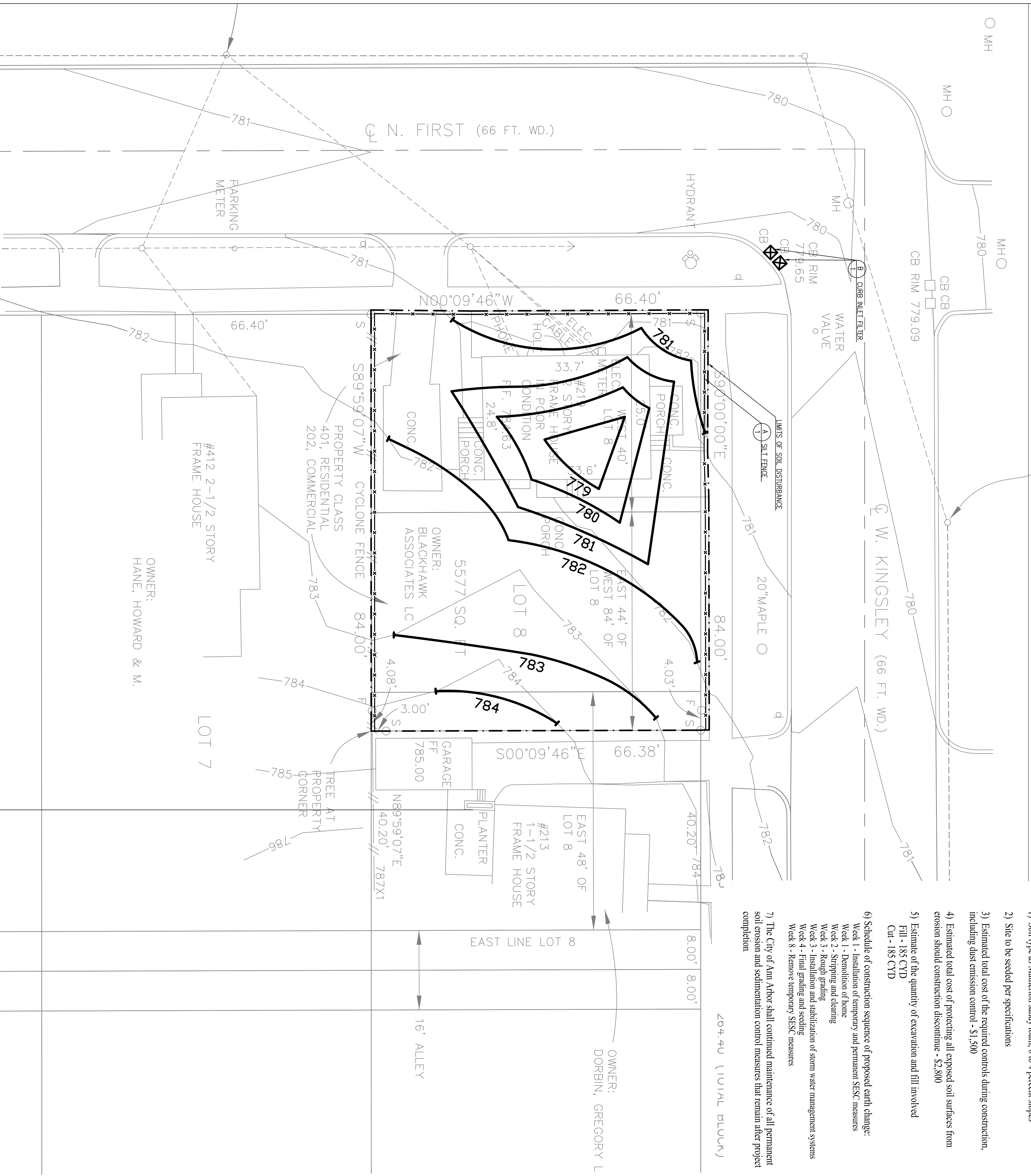
ATTACHMENT A

PRE-SUBMISSION MEETING
ATTENDEE LIST

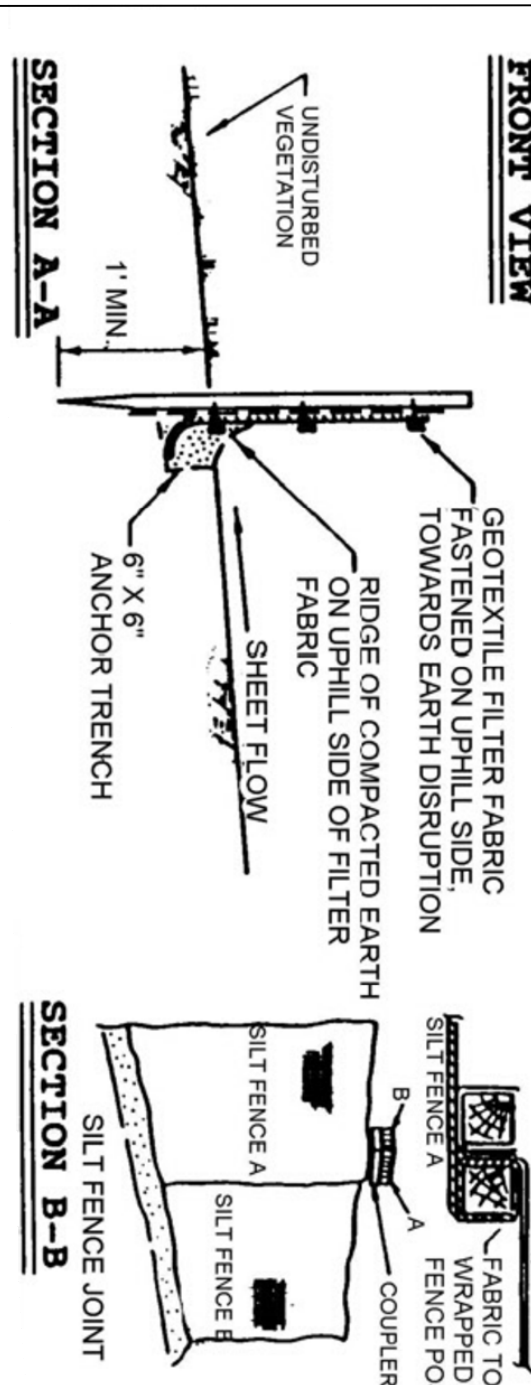
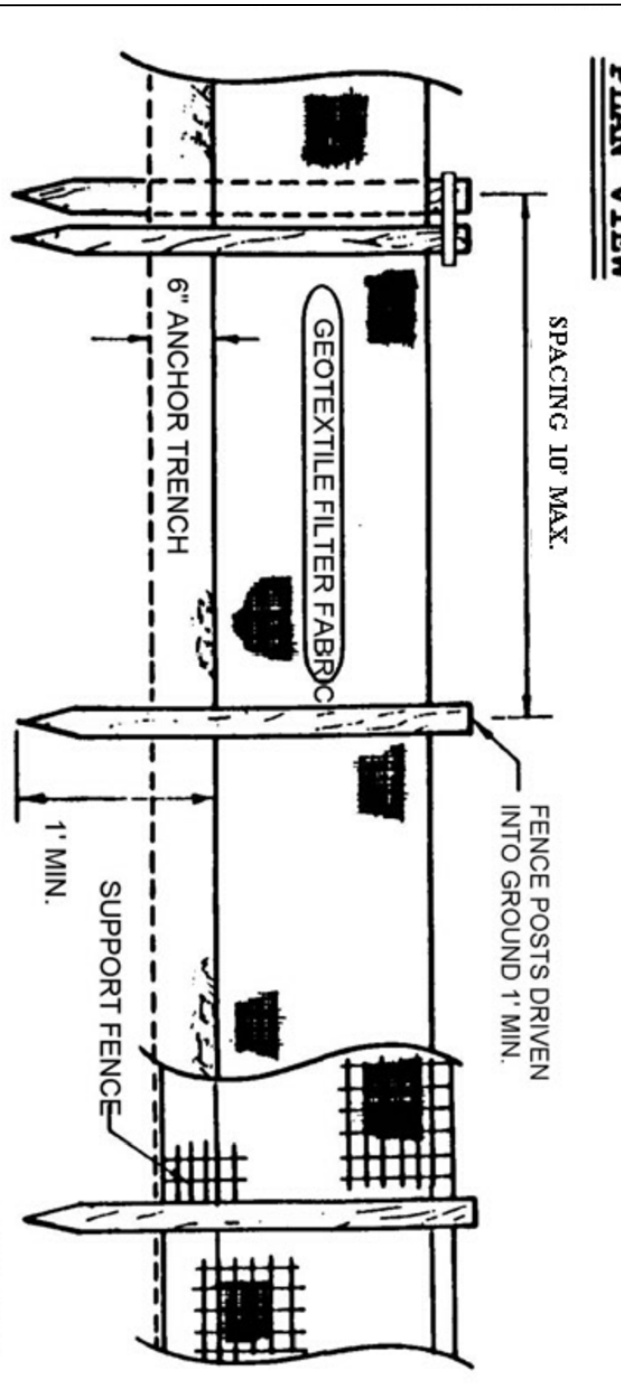
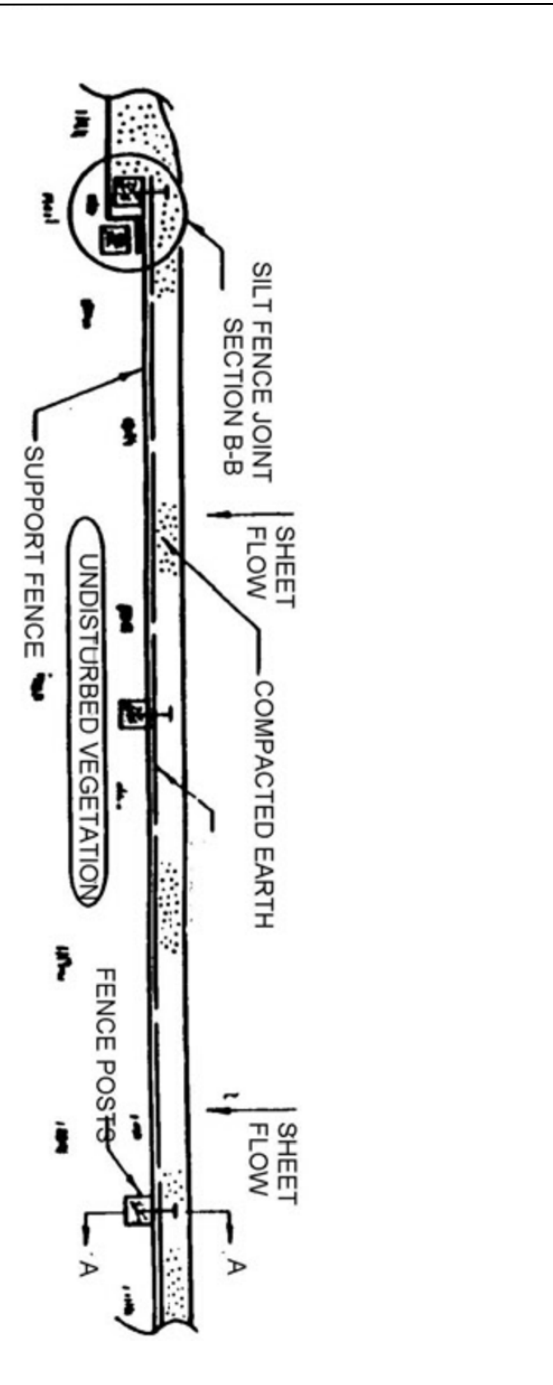
Firm Represented	Name	Email
1. Exterior Environments	James Griffin	conifer@sbcglobal.com
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6. City of Ann Arbor	Jerry Hancock	jhancock@a2gov.org
7. City of Ann Arbor	Aaron Seagraves	aseagraves@a2gov.org
8. Ann Arbor Public Art Commission	Connie Brown	connie@rizzolobrown.com

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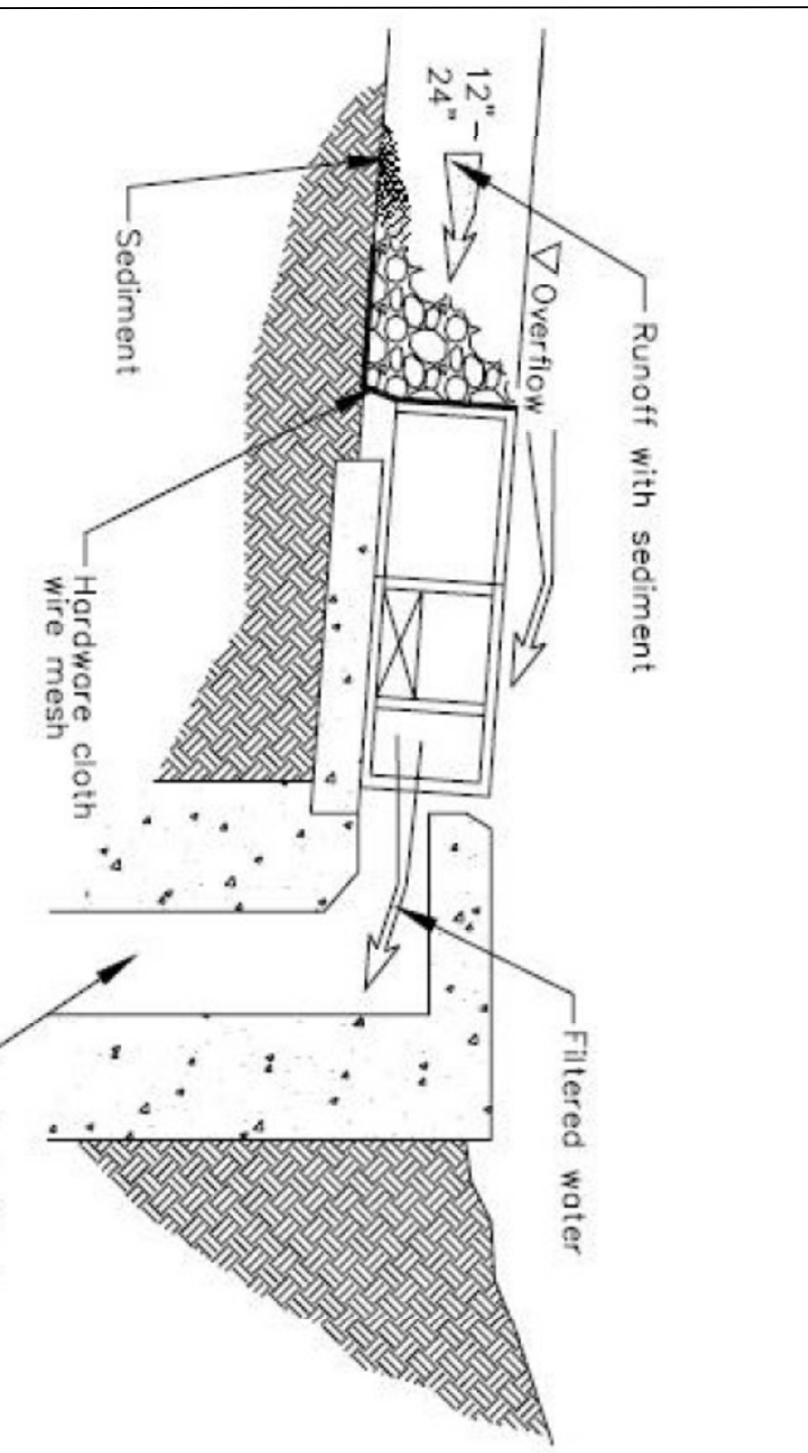
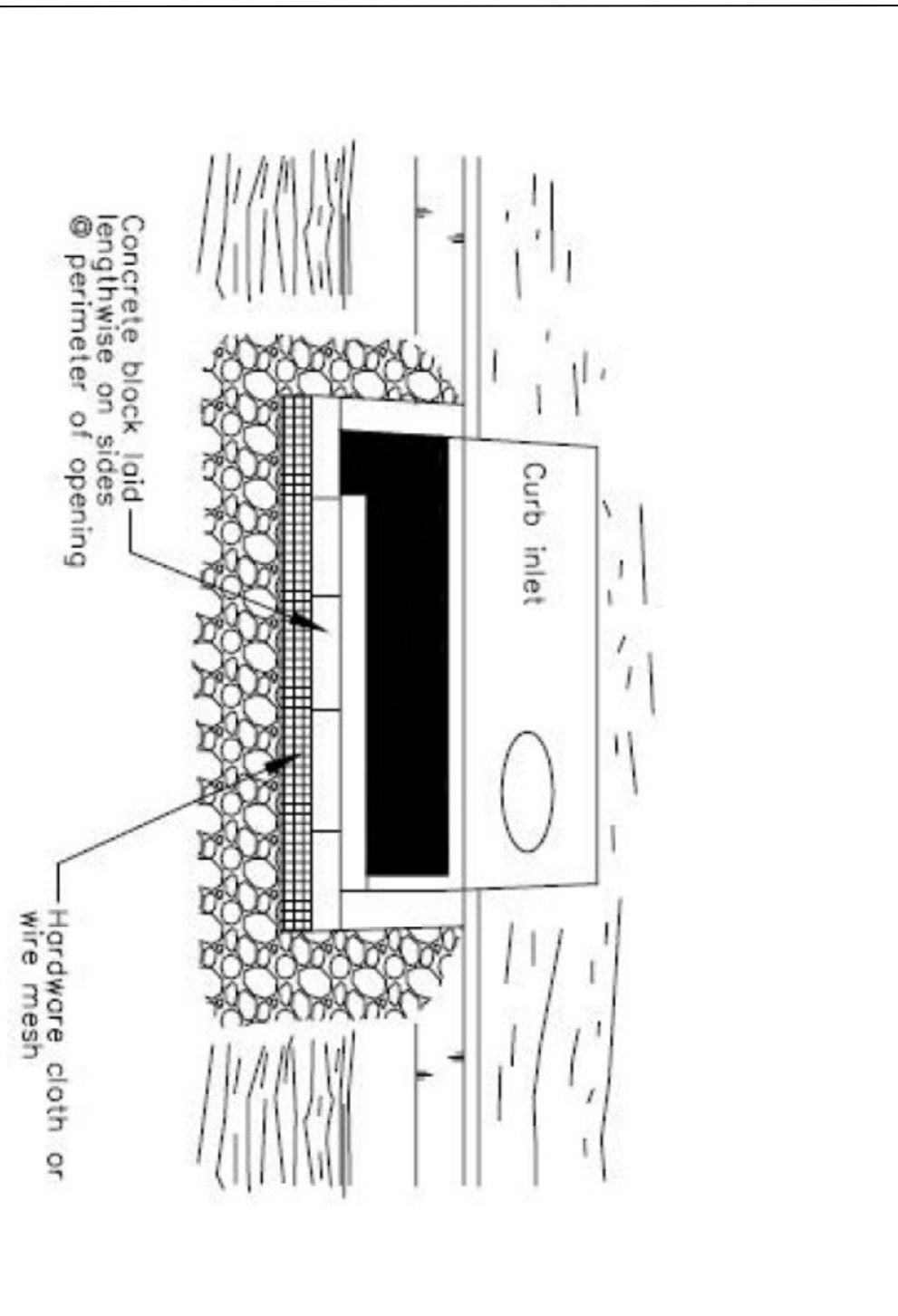
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- SITE INFORMATION:**
- 1) Soil type as Waterton sandy loam, 0 to 4 percent slopes
 - 2) Site to be seeded per specifications
 - 3) Estimated total cost of the required controls during construction, including dust emission control - \$1,500
 - 4) Estimated total cost of protecting all exposed soil surfaces from erosion should construction discontinue - \$2,800
 - 5) Estimate of the quantity of excavation and fill involved
Fill - 185 CYD
Cut - 185 CYD
 - 6) Schedule of construction sequence of proposed earth change:
Week 1 - Installation of temporary and permanent SFGC measures
Week 2 - Demolition of home
Week 3 - Stripping and clearing
Week 4 - Rough grading
Week 5 - Installation and stabilization of storm water management systems
Week 6 - Final grading and seeding
Week 7 - Remove temporary SFGC measures
 - 7) The City of Ann Arbor shall continue maintenance of all permanent soil erosion and sedimentation control measures that remain after project completion.



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NTS

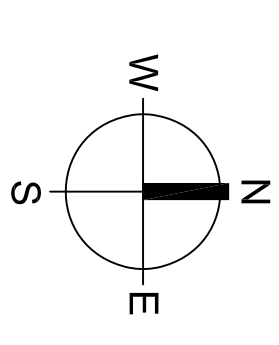


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630.559.2030 Fax
www.cdfinc.com

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Public Services
Systems Planning Unit
301 E. Huron St.
Ann Arbor, MI 48107



Scale 1"=10'-0"

215 & 219 W. Kingsley Street Rain Garden

Issue/Revision
Issued for Bidding - June 2012

Status
Drawn by: SA
Checked by: PJJ

Date
06-06-2012
Job No.
1102400

