

Addendum 1: 07/15/2026

- 1) Given the scope of survey, permitting (including any required 404/401 authorizations), design, and landowner/easement coordination required for a project of this size, is there any flexibility in the July 30, 2027 construction completion deadline, or is the Town open to discussing an extension with EPA if warranted by permitting timelines?**
 - a) The team that goes into contract with the Town will need to provide enough supporting documentation to help us ask EPA for an extension, if needed.

- 2) Can the Town provide additional detail on what landowner outreach or conservation easement coordination has already taken place to date? Have any of the affected parcels had preliminary landowner discussions, and should proposing firms anticipate leading this coordination from the outset, or will the Town be handling initial outreach?**
 - a) The Town has already discussed with potential landowners for the properties that could be affected and they are favorable to the project.
 - b) The D-B team will provide a plat based on survey data that depicts the conservation easement area as well as any other info needed by EPA to meet all our requirements. The Town has a template easement that the D-B firm will assist with filling out and together we'll add any further requirements EPA may have to the document. The Town will review and record the easement(s).
 - c) The D-B team will also need to be prepared to meet with citizens or elected officials; should it be requested.

- 3) For the design-build delivery method outlined in this RFQ, does the Town have a preference or requirement as to whether the engineering firm or the construction firm serves as the prime contractor/point of contract with the Town?**
 - a) The design-build team should select the main point of contact firm. That firm will be responsible for providing all bonds, insurance and contract execution. All other team firms should be identified within the proposal.

- 4) Was a consulting firm involved in developing the grant application, feasibility study, or project cost estimate referenced in Attachment E? If so, what firm? Can the Town clarify whether that firm is eligible to respond to this RFQ, and whether any existing design or cost basis information beyond Attachment E will be made available to proposing firms?**
 - a) Jennings Environmental conducted a feasibility study for the whole watershed (provided with the RFQ).
 - b) Project cost estimate was provided by Resource Institute in preparation for the federal appropriation ask.
 - c) The award money was federally appropriated to the EPA Community Grant program.
 - d) Hart and Hickman conducted the NEPA study (provided with the RFQ).
 - e) Piedmont Triad Regional Council assisted with filling out the application that was required after the NEPA study was approved.
 - f) No funds for the EPA grant were expended on any of the firms listed. All of the firms were paid directly with Town funds only. There is no existing design beyond the sketches in the feasibility study and no cost basis documentation. All design-build teams are eligible to apply and will be evaluated equally.

Town of Kernersville

Beeson Oaks Stream Restoration - Phase II: Reaches 7

Proposer Meeting/Pre-SOQ Conference and Site Tour Attendance

Meeting Location: Cheryl Dr, Kernersville NC.

Date: July 8, 2026

Time: 10:00AM



	Name:	Company:	Email:	HUB certified (Y/N)
1	Hope Stuart	PTRC	hsturart@ptrc.org	
2	Alston Willard	Timmons Group	alstonwillard@timmons.com	
3	Frances Werner-Wilson	Terracon	frances.werner-wilson@terracon.com	
4	Amit Sachan	Arcadis	amit.sachan@arcadis.com	No
5	James Poe	HGS, LLC (RES)	jpoe@res.us	No
6	Kyle Halchin	CJJ Conveyance	khalchin@cjsconveyance.com	No
7	Darrell Westmoreland	North State Environmental	darrell@nsenv.com	Yes
8	Katie McKeithan	NVS	katie.mckeithan@nvs.com	
9	Greg Jennings	NSE/Jennings	greg@jenningsenv.com	No
10	Doran Maltba	Summit	doran.maltba@summitclecom	No

Town of Kernersville
Beeson Oaks Stream Restoration - Phase II: Reaches 7
Proposer Meeting/Pre-SOQ Conference and Site Tour Attendance
Meeting Location: Cheryl Dr, Kernersville NC.
Date: July 8, 2026 **Time:** 10:00AM



11	Wendi Hartup	TOK Public Services	WHartup@toknc.com	No
12	Timmy Goins	TOK Public Services	TGoins@toknc.com	No
13	Megan McDowell	TOK Public Services	MMcdowell@toknc.com	No
14				

Q&A from Tour:

Wendi: The budget is \$2.42 million with no match from the Town. A copy of points covered is after the questions answered during the tour.

1. Where does Blue Line Stream end up?

W: The USGS Blue line stream is the main unnamed channel. The project area is intermittent after the head cut. This is discussed further in question 4 with the map of streams.

2. Does the void need to be filled in:

W: No, the design-build team has flexibility to reshape as needed and create new channels.

3. Are there any flood mitigation goals other than not flooding neighborhoods?

W: Not specifically; preferably provide a 100yr flood plain storage and keeping neighborhoods unaffected downstream.

4. Question about accuracy of blue lines:

W: The project stream runs parallel to Beeson Oaks subdivision or between Cheryl Dr and Old Cabin Ln. The thick bright blue are USGS streams and the dark blue are Forsyth County (at some point this was created by an in-house person and are more historical). The thin teal line is Winston Salem/Forsyth County Utilities Water. The bright green are sewer mains. Red Dots are major outfalls. The stream is ephemeral above the headcut and intermittent until about half way down the channel and then becomes perennial. There is a flag towards the bottom of the project that was determined as jurisdictional wetland near where the sewer intersects with the creek.



5. Is there anything living in the cave:

W: Not to my knowledge.

6. Is there any water sampling that needs to be done?

W: No.

7. Is there any postconstruction monitoring?

W: EPA does not require post completion monitoring for this project. The team will have a one-year warranty to ensure structures are functioning and ground cover is stabilized.

8. Question about design build requirements....

W: The Town has only used design-build for stream restoration because we like how the team works together when issues arise during the construction process. There will just be a design build team; no extra engineers, no low bids. Requirements are in the RFQ.

9. Is there a time limit?

W: As a general rule, the goal is one year from the start date, with extensions if needed. The goal is the end of July, 2027.

10. Are contractors responsible for any damage to asphalt or concrete?

W: Yes, plan to provide sidewalk/curb protection.

11. What kind of options are we looking at for access?

W: This will be further discussed with the D-B team for their preference. Potential location: where we met next to the mailboxes in the grassy area on Cheryl Dr, the sewer easement coming down from Old Cabin Lane, the former haul road from the most recent stream restoration on Reach 1A at Ivey Redmon Sports Complex or another area from Ivey Redmon Sports Complex.

12. Are there specific plant goals by the end of the project?

W: All trees must be planted and growing by the end of July 2027 with 100% ground cover so NCDEQ can close the ESC permit.

13. How have permits gone for previous reaches? Any issues?

W: Permit review took 70-90 days. We did not have any issues that come to mind and we have good relationships with our local NCDEQ office who also reviews for the USACE.

14. Which reach is the project on the feasibility study?

W: This is Reach 7, and ties in with reach 1A.

15. Does this bid include a price bid?

W: No, it's not going to be determined by the low bid, purely qualifications.

16. Do you have stream monitoring systems in place to tracking flooding, etc.?

Megan: No, but maybe in the near future.

17. Do you have systems tracking infrastructure?

M: yes (ArcGIS) and we have a workorder system coming.

18. Does the Town have a surveyor they use?

W: Yes, but he's retired so he really just does Powell bill work; otherwise, we use our on-call (Terracon).

19. Is this stream jurisdictional?

W: It's an intermittent/perennial stream below the head cut. There is a ribbon for jurisdictional wetland closer to the bottom of the reach.

20. What is the scope of the project?

W: It's in the RFQ

21. Will the town perform maintenance once the project is completed?

W: We will do structural maintenance after the one-year warranty.

22. What is this culvert like during rain?

W: I don't know. We haven't watched it in a heavy rain. It does receive water from Union Cross and the subdivision across the street from this one when it empties from their biocells.

23. What is the conceptual reach idea to fix this?

W: That is in the feasibility study. You have the flexibility to fix however will work using natural channel approaches.

24. Can you highlight the differences between FEMA streams and USGS markings on the map provided?

W: The light blue is a USGS stream and the dark blue is Forsyth County. See question #4 with map.

25. Is there a specific sediment reduction goal/target for the project?

W: No. Just improve water quality.

Points to reiterate:

- The winning team will need to be mindful they are in a residential area and have communication regularly with the Town.
- Surrounding neighbors are excited for project and willing to work with us. Wendi and Tim will do their best to mediate citizen involvement while construction is occurring. We anticipate that surrounding neighbors will be very curious so safety is key. Should have signs up with a number to call for more info or direct citizens to Wendi/Tim.
- Access will be discussed with winning team for what they believe will work best and the Town accommodate.
- Would like the team to use as many trees in the project as possible.
- Riprap is to be avoided, if possible. This project should be natural channel design and structures should blend into the environment.
- Select NATIVE vegetation with key spots having larger species and bright color like yellow. While grasses are lovely, in this instance swaths of massed grasses or flowers should be considered (ex. area of all switchgrass and bluestem but not a chaotic, natural mess of grasses with very little flowers). Think shoreline garden rather than usual natural, wild mix. We realize this could make seed disbursement a little more complex but flowers, seasonal color and controlled aesthetics are expected for this project. Wendi will work with winning team on plant choices.
- The D-B team will provide a plat based on survey data that depicts the conservation easement area as well as any other info needed by EPA to meet all our requirements. The Town has a template easement that the D-B firm will assist with filling out and together we'll add any further requirements EPA may have to the document. The Town will review and record the easement(s).
- The D-B team will also need to be prepared to meet with citizens or elected officials; should it be requested.
- Team should expect regular on-site meetings with Tim/Wendi to work on issues.
- If there is a need for soil, we could potentially work that out from the park.
- There are several invasives that we'll need to get rid of: privet, multiflora rose, and eleagnus are a few.
- We might do NC State Extension classes that the Teams will be a part of; ex. NCSU stream restoration construction class, livestaking, backyard stream repair, invasive ID/removal or tours. We'll plan those with team input.
- This project provides the total project budget up front. This is a qualification-based project.

Simply put: is your team qualified and can your team do the work for the budget provided with some innovation within the limits we've set forth. The goal is to improve water quality and stop the erosion as best as is possible. There are so many ways to fix a creek.

