325 Blake Road Regional Stormwater and Greenway RFP Informational Meeting
September 17, 2020
Outline

- Housekeeping and introductions
- Project background
- RFP review
- Submitted questions
- Additional questions
Housekeeping and introductions

- Meeting “sign-in” – Type your name, company, and email address into the chat box to confirm attendance
- Introductions
  - MCWD staff
  - Firms and representatives in attendance
Project background
Part I: Background and project overview

Overall Project Vision
- Water-centric restoration of a formerly industrialized segment of the Minnehaha Creek corridor

RFP General Information
- Seeking: Comprehensive landscape architecture and engineering services
- Project components: Design, cost analysis, plans and specs, interpretation, permitting, public engagement, and construction oversight
- Design components: stormwater facilities, open space amenities, stream and riparian restoration, trail network
Project scenarios

Two potential tracks

- **Track 1** - joint venture between the District, the City of Hopkins, and a private development partner
  - Process guided by cooperative agreement and joint vision
- **Track 2** - standalone District project

Approach

- Flexible design process to advance both tracks through conceptual design and pivot to Track 2 if needed
Project description

Site details

- **325 Blake Rd**: Former cold storage warehouse, 16.84 acres, 1,100 linear ft. Minnehaha Creek
- **415 Blake Rd**: Cottageville Park parcel, 0.48 acres, 150 linear ft. Minnehaha Creek
- **1308 and 1312 Lake St**: Formerly residential, 0.33 acres, 100 linear ft. Minnehaha Creek
- **Outlot**: 0.16-acre creek lot
Regional stormwater
Technical analysis – a water first approach

Three types of water on this site:
1. Regional stormwater
2. Site-generated stormwater (redevelopment)
3. Minnehaha Creek (circulation and treatment)

Completed technical analysis to:
• Characterize water
• Assess volume and loading
• Determine regulatory needs
• Explore pumping to create place
• Develop cost concepts

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<th>Total Runoff Volumes (ac-ft)</th>
<th>BMP Depth and Footprint (ft)</th>
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Project elements, cont.

Stream and ecological restoration
- ~1,250 linear ft. Minnehaha Creek
- Assess restoration needs

Creek access
- Possibility for passive viewing, canoe/kayak access, fishing, other
- Community engagement

Vegetation plan
- 1.5 acres woodland riparian buffer
- Integrate naturalized and landscaped areas
Project elements, cont.

Site interpretation
• Educational and interpretive features to tell the project’s story
• Highlight stormwater, greenway, and integration with redevelopment (Track 1)

Trail network
• Connections to Cedar Lake LRT Regional Trail and Cottageville Park
• Internal trail connections

Open space
• Creative design of residual land not occupied by stormwater facilities, trails, or structures
Work to date

Existing conditions documentation
- Demolition documentation
- Remediation, soil borings, and geotechnical documentation
- Draft Phase I and Phase II Environmental Site Assessments
- Draft Response Action Plan and Construction Contingency Plan
- Design plans for stormwater diversion pipes
- Minnehaha Creek 1st Order Drainage and Fluvial Geomorphic Assessment (2013)

Community engagement and outreach
- Community engagement/visioning documentation

Preliminary concepts and stormwater engineering
- Stormwater regionalization feasibility studies
- Concept plans and charrette documents
- Stormwater monitoring data of major tributaries
Part 2: Scope of services

Anticipated total project budget: $4,330,000
- Design, capital construction, contingency and construction oversight

Tasks
1. Community and Stakeholder Engagement
2. 30% Design (30% design sets for Track 1 and Track 2)
3. 60-90% Design (60-90% design sets for selected Track)
4. Bid Document Creation and Bid Support
5. Construction Oversight

Task 1-5 Budget: $560,000
Task 1: Community engagement

Track 1 (joint redevelopment)
- Community engagement process conducted in close coordination with City and developer
- MCWD will lead community engagement around stormwater, greenway, and creek access

Track 2 (standalone District project)
- Community engagement around stormwater, greenway, and creek access
Project design

- Project design follows 30-60-90% design process
- Develop two concept plans (30% design), for Track 1 and Track 2
- Bring one set of plans through 60-90%
- Outcomes of each design Task (30-60-90%)
- Importance of coordination
Task 2: 30% (concept design)

- Two concept plans, for Track 1 and Track 2
- Stormwater modeling
- Special area plans and renderings
Task 3: 60-90% (design development to final design)

60% Design (design development)
- Permitting
- Site interpretation
- Maintenance plan

90% Design (final design)
- Drawings, draft technical specifications, opinion of probable costs
Task 4: Bid support

- 100% design (construction documents)
- Bid period support

Task 5: Construction oversight

- Construction oversight and management services
Part 3: Instruction to proposers

- RFP responses due: **October 5, 2020, 4:00 PM**
- Submit via DropBox link in RFP document
- Proposals should include:
  - Cover letter
  - Project understanding
  - Approach and methodology
  - Qualifications and experience
  - References
  - District resources
  - Subcontracting
Selection criteria

Methodology
- Project understanding
- Completeness and specificity
- Identification of needs

Experience
- Expertise and experience with comparable projects
- Record of timeliness and budgeting
- Demonstrated ability to bring project from design through construction. Project manager role is critical

Cost
- Fee structure
Timeline

Submit RFP questions: September 14, 2020
Mandatory RFP informational meeting: September 17, 2020
Deadline for receipt of proposals: October 5, 2020 at 4:00 pm
Interviews: October 13 and 14, 2020
Consultant’s comparable projects tour: October 15 and 16, 2020
Award recommendation: October 22, 2020
Scope adjustments: October 27-29, 2020
Consultant selection: November 5, 2020
Part 4: Disclosures

- Non-binding
- Right to modify, suspend, and waive
- Disclosure and disclaimer
Questions

- Review submitted questions
- Take additional questions