



Title: Approving Contract for Pre-Demolition Regulated Materials Survey at 6300 Painter Road

Resolution number: 25-068

Prepared by: Name: Kailey Cermak
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Reviewed by: Name/Title: Michael Hayman, Project Planning Director

Recommended action: Staff recommend the Board authorize the District Administrator to execute a contract with Stantec to conduct a regulated materials survey to support demolition planning for 6300 Painter Road in Minnetrista.

Schedule: October 10, 2025: Purchase Agreement executed
December 5, 2025: Anticipated close on Property
December 8, 2025: Initiate regulated materials survey work

Budget considerations: Fund name and code: Project Planning-Contracted Services 2-2002-4320
Fund budget: \$30,000
Expenditures to date: \$9,006.25
Requested amount of funding: \$6,940

Past Board action: Res # 25-065 Ordering the Acquisition of 6300 Painter Road, Minnetrista
Res # 25-058 Authorization to Execute Purchase Agreement for 6300 Painter Road, Minnetrista

Background:

Within the MCWD Watershed Management Plan (WMP), the Land Conservation Program sets forth a framework for acquiring rights in real property to support the implementation of WMP subwatershed plans. The Program directs land and easement acquisition to advance the District's strategic goals for water quality, water quantity, and ecological integrity, in alignment with the subwatershed's implementation plan.

The Painter Creek subwatershed is identified in the WMP as a priority geography due to its extensive network of heavily altered and degraded wetlands and the high nutrient loads delivered downstream to impaired Jennings Bay on Lake Minnetonka. The subwatershed plan outlines a set of issues, drivers, and strategies centered on reducing phosphorus loading, restoring degraded wetland and stream systems, and improving ecological connectivity within this corridor.

In support of these subwatershed goals, on October 9, 2025, the Board authorized a purchase agreement for the 11.4-acre parcel at 6300 Painter Road, in Minnetrista. On November 6, 2025, the Board formally ordered the acquisition, finding that the property aligns with the WMP. The property possesses key attributes supporting opportunities for future capital improvements:

- **Channel, Streambank, and Wetland Restoration:** Extensive creek frontage and public ownership on the opposite side provide opportunities to stabilize eroding banks, improve in-stream habitat, and strengthen connections to adjacent fringe wetlands to enhance flood storage and nutrient processing.

- **Stormwater and Pollutant Load Reduction:** Positioned downstream of the major phosphorus inputs to the system, the parcel's substantial upland acreage provides flexibility in method, sizing, and placement of water quality infrastructure to reduce nutrient loads from the upstream drainage area.
- **Corridor Connectivity:** The parcel links with the District's other strategically held parcels, complemented by conservation easements held by public partners, which together form a nearly contiguous stretch of protected lands that strengthens ecological connectivity and provides a foundation for large-scale wetland and stream restoration within the Painter Creek Subwatershed

With an executed purchase agreement in place, staff are working through remaining buyer contingencies and preparing for an anticipated closing on December 5, 2025.

Summary

The 6300 Painter Road property contains several older structures, including the primary dwelling dating back to 1890. In the near term, the working plan is to first demolish and remove all structures except the pole shed, which was constructed in 2018, as it may serve future needs on the site. Retention of the pole shed will require an agreement with the City of Minnetrista to allow an accessory structure without a primary dwelling. Staff are coordinating with city staff to develop that agreement, which will be routed to the Board and City Council for consideration.

Following removal of the other surface and subsurface structures, the site will be graded and seeded, maintaining the property in a state of conservation while subwatershed diagnostic work, coordinated implementation planning with subwatershed partners, and site-specific feasibility analyses are completed to establish a long-term vision and use for the property.

Because of the age of the structures, hazardous regulated materials (e.g., asbestos) may be present. Abating these materials is required before general demolition and disposal can take place, but first they must be identified and quantified. Building on Stantec's familiarity with the property's existing structures from the Phase 1 Environmental Site Assessment, staff requested a proposal for a regulated materials survey (Attachment 1).

Staff recommends the Board of Managers authorize the MCWD Administrator to execute a contract with Stantec to conduct a regulated materials survey at 6300 Painter Road. The not-to-exceed amount of \$6,940 includes two days of on-site sampling work, analysis for up to 275 sample layers, and final reporting. Stantec is prepared to commence work immediately following MCWD's closing on the property, allowing for timely demolition planning. The results of this survey will be directly used to inform and support the upcoming demolition services procurement process, which will cover both abatement and general demolition.

Supporting documents (list attachments):

- Attachment 1: Scope of Services



RESOLUTION

Resolution number: 25-068

Title: Approving Contract for Pre-Demolition Regulated Materials Survey at 6300 Painter Road

- WHEREAS pursuant to Minnesota Statutes §103B.231, the District has adopted and implements a watershed management plan (WMP) that contains a Land Conservation Program to acquire fee and easement interests in key locations to support the implementation programs within the District's subwatershed plans, and to work with local units of government to implement conservation, water quality, recreation and other initiatives of public benefit on lands subject to the District's acquired interests;
- WHEREAS the Painter Creek Subwatershed, characterized by large degraded interconnected wetland systems, is identified in the WMP as a priority geography due to the scale and complexity of natural resource issues and its contribution of phosphorus to impaired Jennings Bay;
- WHEREAS the Painter Creek Implementation Plan identifies both site-specific wetland restoration projects and non-site-specific projects, including Wetland and Channel/Streambank Restoration and Stormwater Volume and Pollutant Load Reduction, designed to reduce phosphorus loading, restore degraded wetland and stream systems, and improve ecological connectivity within the subwatershed;
- WHEREAS In July, 2025, staff were made aware of a potential property acquisition opportunity along Painter Creek and began exploring its project potential and alignment with the subwatershed implementation plan;
- WHEREAS the property was found to be desirable due to its (1) strategic position within the subwatershed, with early data indicating that a majority of phosphorus inputs occur upstream of the site, (2) significant upland acreage, providing flexibility for method, sizing, and siting of any future water quality improvement projects to address nutrient loads from the upstream drainage area, (3) ability to secure public ownership on both sides of the creek, offering opportunity for streambank and fringe wetland restoration, and (4) proximity to MCWD's other strategically held parcels upstream, and other publicly owned conservation easements, establishing a nearly contiguous stretch of protected land and laying the foundation for large-scale wetland system restoration and broader conservation corridors;
- WHEREAS on October 9, 2025, the Board of Managers authorized execution of a Purchase Agreement for the 11.4-acre property at 6300 Painter Road in Minnetrista (the property) for a negotiated purchase price of \$825,000;
- WHEREAS on November 6, 2025, the Board of Managers formally ordered the acquisition, finding the property consistent with the WMP and supportive of future restoration and water quality improvement opportunities;
- WHEREAS the property contains several aging structures that the District intends to demolish following acquisition, which requires proper removal and disposal of any hazardous regulated materials prior to general demolition;
- WHEREAS a pre-demolition regulated materials survey is necessary to identify and quantify such materials so that abatement and general demolition services can be properly scoped, procured, and completed;

WHEREAS building on Stantec’s familiarity with the structures, staff requested it provide a proposal to conduct a regulated materials survey that includes sample collection, lab analysis, and reporting, which Stantec is prepared to initiate upon the District’s closing on the property;

NOW, THEREFORE, BE IT RESOLVED that the Minnehaha Creek Watershed District Board of Managers authorizes the District Administrator, on advice of Counsel, to execute an agreement with Stantec in an amount not-to-exceed \$6,940 to conduct a regulated materials survey at 6300 Painter Road, Minnetrista.

Resolution Number 25-068 was moved by Manager _____, seconded by Manager _____. Motion to adopt the resolution ___ ayes, ___ nays, ___ abstentions. Date: 11/20/2025

Secretary Date: _____



Stantec Consulting Services Inc.
One Carlson Parkway North, Suite 100
Plymouth MN 55447-4440

November 12, 2025

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Dear Kailey,

**Reference: Pre-Demolition Destructive Asbestos/Regulated Materials Survey Proposal - 6300
Painter Road, Minnetrista, MN 55364**

Stantec Consulting Services Inc. (Stantec) is pleased to submit a proposal to the Minnehaha Creek Watershed District (Client and User) to complete a Pre-Demolition Destructive Asbestos and Regulated Materials Survey of the Minnetrista property. The property consists of approximately 11.4 acres of land occupied by a residence and eight out-buildings in Minnetrista, Hennepin County, Minnesota (the "Subject Property"). Stantec understands that the structures on the Subject Property include; a two-story residential dwelling, detached garage, steel pole barn, three wood sheds, outhouse, chicken coop, well house as well as the foundation of a former structure.

PRE-DEMOLITION DESTRUCTIVE ASBESTOS AND REGULATED MATERIALS SURVEY SCOPE OF WORK

We understand that the Buildings are unoccupied and are under consideration for demolition. As such, all work will be performed and conducted in accordance with applicable state and federal regulations, including provisions of the National Emission Standard for Hazardous Air Pollutants (NESHAP 40 CFR 61, Subpart M), the Asbestos Hazard Emergency Response Act (AHERA 40 CFR 763, Subpart E) and Minnesota Department of Health (MDH) Asbestos Abatement Regulations. Note that based upon the findings of the Survey, additional destructive testing may be proposed prior to demolition of the Buildings.

- Survey the buildings to identify accessible suspect asbestos-containing material (ACM) and other regulated materials as defined in MPCA Renovation and Demolition Rule (Minn. R. 7035.0805);
- Identify homogenous suspect ACM and document its location, estimated quantity, and condition;
- Sample suspect ACM for laboratory analysis. Note that laboratory analysis will be billed at a "per sample layer" unit rate (see unit cost provisions below);
- Sampling of roofing material is included in the Scope of Service unless directed otherwise. If roof sampling is authorized, all patching will be performed using either cold-patch techniques that provide no warranty against water intrusion into the Building or professional roof patching performed by a qualified roofing vendor independently hired by you;

Reference: Environmental Services Proposal – 6300 Painter Road, Minnetrista, MN

- Identify and document the quantity of material inventory or equipment that could contain PCBs, ODCs, mercury and/or other regulated metals, hazardous wastes and/or building materials that could be classified as special wastes;
- In accordance with regulatory allowances to leave lead-based paint (LBP) and polychlorinated biphenyls (PCBs) in caulk in place at the time of demolition, we will exclude the sampling and analysis of those items from the Survey unless directed otherwise; and
- Provide a report summarizing the findings of the Survey.

Bulk sample layers of each material collected from the Buildings will be analyzed for asbestos fiber content by polarized-light microscopy (PLM) and will be billed at a unit T&M rate per sample layer. This proposal includes laboratory analysis costs for **275** sample layers. Additional sample layers will be billed at a unit rate of \$9.08 per layer.

Note that PLM sample analysis will be conducted under standard 5-day laboratory turnaround time (TAT) unless directed otherwise. PLM sample analysis will be completed by EMSL Analytical, Inc. (EMSL), located in New Hope, Minnesota. EMSL's NVLAP accreditation number is 200019-0.

PROJECT SCHEDULE

Stantec understands that MCWD currently anticipates to close on the property on December 5, 2025, and desires the work to be initiated the following week. Stantec anticipates the on-site field work for the Regulated Building Materials Survey will take up to two business days to complete. Laboratory results will be available five (5) business days after laboratory receipt of the samples. A report will be completed within five (5) business days after the laboratory results have been received from the laboratory.

Stantec understands that client and/or its' representatives will coordinate site access and any site access agreements needed, and that no project delays will occur due to site access limitations, regulatory agencies, or inclement weather. This includes any owner requests for insurance certificates, for which client will supply their own documentation (supplying insurance documentation to entities other than client is not part of Stantec's scope of work or responsibility).

FEE

Stantec proposes to perform the above detailed services as follows:

Description	Estimated Fee
Coordination, fieldwork, equipment, mileage, and reporting	\$4,440
Laboratory Analysis of Suspect ACM samples – 275 samples	\$2,500
Total	\$6,940

Stantec has developed this cost proposal on the basis of the above-described scope of work and the defined detail of study that you have indicated. If additional efforts or scope items are requested and approved by the client prior to initiation, the services will be invoiced at the applicable rates or negotiated as necessary. Also note that the survey scope/cost is only applicable to the above ground structures on the Site.

Reference: Environmental Services Proposal – 6300 Painter Road, Minnetrista, MN

TERMS AND CONDITIONS

The scope of services will be performed in accordance with the agreement between Minnehaha Creek Watershed District and Stantec Consulting Services, Inc. dated January 1, 2024. The above-stated fee proposed for this scope of services is valid for 30 days from the date of this proposal.

If you have any questions regarding the details of our proposal, please contact Eric Stommes at 612-709-7198 at your convenience. We appreciate this opportunity to be of service.

Thank you,

Stantec Consulting Services Inc.



Eric Stommes

Senior Associate, Environmental Scientist
Phone: (612) 709-7198
Eric.stommes@stantec.com



Chantell Bazewicz

Senior Associate, Environmental Scientist
Phone: (612) 308-4619
Email: chantell.bazewicz@stantec.com

Attachment: Rate Sheet

Reference: Environmental Services Proposal – 6300 Painter Road, Minnetrista, MN

By signing this proposal, _____ authorizes Stantec to proceed
with the services herein described.

Client Company Name

This proposal is accepted and agreed on the _____ of _____, _____.
Day Month Year

Per: _____

Client Company Name

Print Name & Title

Signature



ATTACHMENT – COMBO RATE TABLE

BC2277_2025-Combo

HOURLY RATES

Stantec Billing Level	2025 Hourly Rate*
3	\$107
4	\$114
5	\$126
6	\$130
7	\$139
8	\$146
9	\$155
10	\$163
11	\$172
12	\$176
13	\$204
14	\$214
15	\$241
16	\$274
17	\$274
18	\$274
19	\$274
20	\$274
21	\$274

*Rates subject to annual increase.

OTHER EXPENSES / MATERIALS

Stantec's standard mark-up on expenses is 10%. Unless prescribed differently within the proposal or other contract paperwork, this mark-up is used in all areas as indicated below:

- **Sub-Consultants**
- **Subcontracted Commodity Services**
e.g., analytical laboratory services, drilling contractors, etc.
- **Meals and Lodging**
May be billed at cost or daily per diem. If applicable, per diem rates will be those set by the U.S. General Services Administration (<https://www.gsa.gov>).
- **Vehicle and Equipment Rentals**
Not owned by Stantec.
- **External Equipment and Supplies.**
e.g., delivery charges, outside copying/reproduction, leased/rented field equipment, etc.

Company-owned equipment will be billed on unit rate basis (e.g., daily; weekly); the expense markup does not apply to these rates. For Stantec owned vehicle, a combination of daily vehicle or mileage rates are used depending on the type of work and/or contract. A separate Stantec Equipment Rate Schedule* is available upon request.