



Title: Award Contract to Construct the Gateway to the Greenway

Resolution number: 26-020

Prepared by: Gabriel Sherman, Senior Planner-Project Manager
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Reviewed by: Michael Hayman, Director of Project Planning; Chuck Holtman, Smith Partners

Recommended action: The Board of Managers awards a contract to Pember Companies, Inc. for construction services for the Gateway to the Greenway Project.

Schedule: January 2026: Bid solicitation
February 2026: Award contract
Spring/Summer 2026: Notice to proceed
Fall 2026: Substantial completion

Budget considerations: Fund name and code: Cottageville Park, 3-3146
2026 Fund budget: \$1,355,728
2026 Expenditures: \$0
Requested amount of funding: \$1,285,702 (\$1,168,819.70 + 10% contingency)

Past Board action:

- Res # 20-066 Authorization to Execute a Cooperative Agreement with the City of Hopkins for Coordinated Planning, Improvements and Development for 325 Blake Road
- Res # 20-067 Authorization to Release the Request for Proposals for Design Services for 325 Blake Road Stormwater Management and Site Restoration
- Res # 20-083 Authorization to Contract for Site Survey for 325 Blake Road Regional Stormwater and Greenway Project
- Res # 20-091 Authorization to Contract for Design Services for the 325 Blake Road Regional Stormwater and Greenway Project
- Res # 21-063 Acceptance of 30% Design for 325 Blake Road Restoration and Redevelopment
- Res # 21-075 Approval of Phase II Design Contract for 325 Blake Road Restoration and Redevelopment
- Res # 22-010 Approval of 60% Design for 325 Blake Road Restoration and Redevelopment
- Res # 23-009 Authorization to Amend the Phase II Design Contract with HDR for 325 Blake Road Restoration and Redevelopment to Include Structural Engineering Services
- Res # 23-026 Approval of Final Design for 325 Blake Road Regional Stormwater and Greenway Project
- Res # 23-027 Approval of the Project Agreement for Cottageville Park Improvement and Maintenance

- Res # 23-036 Authorization to Amend the Phase II Design Contract with HDR for 325 Blake Road Restoration and Redevelopment to Include Pre-Bid Coordination
- Res # 25-019 Authorization to Issue Notice of Termination of the 325 Blake Road Real Estate Purchase Agreement
- Res # 25-036 Authorization to Amend the Phase II Design Contract with HDR for the 325 Blake Road Restoration and Redevelopment Project
- Res # 25-069 Gateway to the Greenway: Approval of Design Plans and Authorization to Solicit Bids

Summary:

Background

In December 2020, Minnehaha Creek Watershed District (MCWD) contracted with HDR, with Damon Farber as subconsultant, to provide design and engineering services to advance its regional stormwater treatment and greenway project at 325 Blake Road and adjacent Cottageville Park properties in Hopkins. The stormwater facility, in particular, was to be coordinated with private development on the 325 Blake Road property. The design process was phased, with the Phase I contract covering project initiation through schematic design and the Phase II contract scoped to bring the project from schematic design through final design, construction documents, and construction bid support. Phase I work was completed in September 2021 with Board acceptance of schematic designs. The Phase II scope of work and contract were authorized in November 2021, and final design was approved by the Board at its May 11, 2023 meeting.

The Board typically authorizes solicitation of bids for construction at the same time it approves final design. However, at the time of design approval, uncertainty over the final shape of the developer’s commercial space and public realm adjacent to the regional stormwater pond and ongoing negotiations with the developer regarding the schedule for release of land necessitated a gap between final design and bid solicitation. On June 22, 2023, the Board authorized an amendment to the design contract with HDR for certain additional pre-bid coordination activity that required input and oversight from HDR as MCWD’s licensed consulting engineer for the 325 Blake Road project, especially integration of developer and MCWD projects.

With the developer unable to meet the terms of the purchase and sale agreement, the Board authorized issuing a Notice of Termination of the 325 Blake Road Real Estate Purchase Agreement on March 27, 2025. While MCWD determined how to best advance its stormwater capital improvements at 325 Blake Road, contingency planning efforts identified the Gateway to the Greenway element as a portion of the overall 325 Blake Road Restoration and Redevelopment project that could move forward as a standalone project. Construction of the Gateway to the Greenway will complete Cottageville Park north/west of Lake St NE. Improvement of the Cottageville parcels south/east of Lake St NE (Nature Play element), will be constructed with the stormwater improvements as part of the 325 Blake Road Main Site.

On June 12, 2025, the Board authorized the Administrator to amend the HDR contract to provide for separation of Gateway to the Greenway design documents and assistance to bid this project element independently. The amendment also included the addition of construction administration and oversight services. Over the next several months, HDR produced final construction documents for the Gateway to the Greenway in preparation for construction bidding in winter 2025/2026.

Bid Solicitation Process

On January 8, 2026, staff released the project bid package on the online platform QuestCDN. A mandatory pre-bid meeting was held at the MCWD office and virtually on January 15, 2026, and the public bid period closed on February 4, 2026. The bid included a base bid for engraved granite pavers under the pergola and a deduct alternate with sandblasted concrete under the pergola. MCWD received six bids, however one bidder did not attend the pre-bid meeting and so the bid was deemed non-responsive and not opened. The five remaining bids are listed in the table below. Pember Companies, Inc. ("Pember") submitted the low bid both for the base bid, and for the base bid with deduct alternate. District staff and HDR Engineering have determined the bid to be responsive, and find Pember Companies, Inc. to be a responsible bidder based on prior and current work performed for MCWD and the HDR/Damon Farber design team.

Bidder	Base Bid	Base Bid + Alternate Deduct
Pember Companies, Inc.	\$1,168,819.70	\$1,052,767.40
Custom Builders, Inc.	\$1,249,000.00	\$1,173,790.00
Sunram Construction, Inc.	\$1,321,722.00	\$1,301,448.00
Urban Companies	\$1,760,679.36	\$1,636,419.36
Margolis Company	\$2,144,326.10	\$2,090,868.14

Pember's base bid is \$1,168,819.70 and its deduct alternate is \$116,052.30, for a total bid of \$1,052,767.40. This compares with the Engineer's opinion of probable cost of \$1,013,774 for the base bid, and \$75,210.00 for the deduct alternate, for a total estimated cost of \$938,564. Pursuant to the Data Practices Act, the full bid tabulation is not yet public information. A copy of the bid tabulation will have been distributed to the Board of Managers, via email, for review prior to the February 12, 2026 meeting. The remaining permits to be issued for construction are the contractor's responsibility, therefore awarding the contract at this time is appropriate.

Recommendation

At the February 12, 2026 MCWD Board meeting, staff will recommend that the Board award a contract to Pember Companies, Inc. for the base bid for a contract price of \$1,168,819.70, and authorize the Administrator to issue change orders in the aggregate amount of 10% of the contract price.

Supporting Documents:

- HDR Project Award Recommendation



RESOLUTION

Resolution number: 26-020

Title: Award Contract to Construct the Gateway to the Greenway

- WHEREAS the Minnehaha Creek Watershed District (MCWD) acquired 325 Blake Road, Hopkins, MN in 2011 as a key piece of the Minnehaha Creek Greenway in St. Louis Park and Hopkins;
- WHEREAS the MCWD is implementing a regional stormwater project at 325 Blake Road to treat urban stormwater that outlets into the creek from approximately 270 acres of surrounding area, restoring more than 1,000 feet of creek frontage, and improving the adjacent parcels with educational and recreational elements (collectively, the 325 Blake Road Regional Stormwater and Greenway and Cottageville Park Phase II Riparian Restoration Project). The project is commonly referenced by its shortened title “325 Blake Road Restoration and Redevelopment”;
- WHEREAS on August 27, 2020, the MCWD Board of Managers (“Board”) authorized the execution of a Cooperative Agreement with the City of Hopkins for Coordinated Planning, Improvements and Development for 325 Blake Road;
- WHEREAS also on August 27, 2020, the Board approved release of a Request for Proposals for Design Services for 325 Blake Road Stormwater Management and Site Restoration, seeking landscape architecture and engineering services to complete integrated stormwater management, ecological restoration, and public open space improvements at 325 Blake Road and adjacent parcels;
- WHEREAS on December 3, 2020, the Board authorized a contract for design and engineering services for the 325 Blake Road Restoration and Redevelopment project with HDR, Inc.;
- WHEREAS following completion of 30% design, the Board authorized advancement from schematic design through final design and a construction phasing plan, and on November 4, 2021, approved the Phase II design contract with HDR;
- WHEREAS subsequently the Board directed the design of a custom pergola for the Gateway to the Greenway parcel at Blake Road and Lake Street as a visually meaningful architectural feature, and authorized an amendment to the design contract to include structural engineering services to ensure constructability and safety of the pergola;
- WHEREAS on May 11, 2023, the Board approved final design of the 325 Blake Road Restoration and Redevelopment;
- WHEREAS also on May 11, 2023, the Board approved the Project Agreement for Cottageville Park Improvement and Maintenance, which set forth terms of collaboration between MCWD and the City of Hopkins for project construction, signage and maintenance;
- WHEREAS on June 22, 2023, the Board amended the design contract with HDR to include additional pre-construction bid coordination tasks and costs not included in the original Phase II contract, necessitated by the design and land ownership status of adjacent private development activity with which the 325 Blake Road Restoration and Redevelopment project is intended to be integrated;

- WHEREAS on March 27, 2025, the Board directed the Administrator to issue a notice to terminate the 325 Blake Road Real Estate Purchase Agreement due to the developer's inability to meet the terms of the agreement and MCWD's need to move forward on its site plans;
- WHEREAS contingency planning identified the Gateway to the Greenway, at 415 Blake Road, as a project component that can advance independently and that doesn't require resolution of the issues delaying the progress of adjacent private development;
- WHEREAS the Phase II design contract assumed the entirety of the 325 Blake Road Restoration and Redevelopment project would be bid at the same time and tasks were scoped and budgeted accordingly;
- WHEREAS to bid and construct the Gateway to the Greenway as a standalone project, there was a need to extract construction drawings and specifications from the existing construction document package and integrate them into a separate bid package;
- WHEREAS on June 12, 2025, the Board authorized the Administrator to amend the design agreement with HDR, to produce a separate construction bid package and provide bidding support and construction observation and administration services for the Gateway to the Greenway;
- WHEREAS on January 8, 2026, HDR released the project bid package on the online platform QuestCDN, and a mandatory pre-bid meeting was held on January 15, 2026;
- WHEREAS on February 4, 2026, six bids were received; one was rejected as non-responsive and the remaining five were opened, with Pember Companies, Inc. submitting the low bid both for Base Bid and for Base Bid Plus Deduct Alternate;
- WHEREAS HDR Engineering, as the Project engineer, and staff have determined that the Pember Companies bid is responsive, that there are no irregularities in the bid, and that they consider Pember Companies to be a responsible bidder;
- WHEREAS the Board concurs in and adopts the findings of the Project engineer and staff;

NOW, THEREFORE, BE IT RESOLVED that the Minnehaha Creek Watershed District Board of Managers awards the contract for the construction of the Gateway to the Greenway Project to Pember Companies, Inc., in the form of the Base Bid, for the contract price of \$1,168,819.70;

BE IT FURTHER RESOLVED that the MCWD Administrator is authorized, on advice of counsel, to enter into a contract with Pember Companies, Inc. for construction services for the stated contract price, and further is authorized to execute change orders in his discretion up to an additional 10 percent, in aggregate, of the contract price; and

BE IT FINALLY RESOLVED that the Administrator is authorized to issue a formal notice to proceed to Pember Companies, Inc., on advice of counsel and after receipt of a signed contract and required bonds and insurance documentation.

Resolution Number 26-020 was moved by Manager _____, seconded by Manager _____. Motion to adopt the resolution ___ ayes, ___ nays, ___ abstentions. Date: 2/12/2026

Secretary Date: _____



February 6th, 2026

Minnehaha Creek Watershed District (MCWD)
15320 Minnetonka Blvd
Minnetonka, MN 55345

**RE: Project Award Recommendation -
415 Blake Rd Gateway to the Greenway**

Dear MCWD Board of Managers,

On January 8th, 2026, the 415 Blake Rd Gateway to the Greenway project was issued for bidding. Bid solicitation was conducted using QuestCDN, an online platform commonly used in the construction industry. Contractors were able to review bid documents and submit questions until the mandatory pre-bid meeting, held in person and virtually via Zoom on January 15th, 2026.

HDR/MCWD/DF facilitated the meeting which included project team introductions, a summary of the proposed work and virtual bidding requirements, and an opportunity for interested bidders to ask questions. The contractors were able to ask questions up until January 29th, 2026. A total of 15 questions were asked and answers provided.

HDR issued three addendums during the bid period, all were acknowledged and incorporated by all submitting contractors. The bidding process closed on February 4th, 2026 at 4:00pm, at which time the bids were reviewed for completeness. JL Theis Inc's bid had to be rejected because they did not attend the mandatory pre-bid meeting. The bids were then at 4:30 publicly read aloud via Zoom. A total of 5 eligible bids were received. Bid results are summarized below, and a detailed bid worksheet is enclosed.

415 BLAKE RD BID RESULTS		
Company Name and Location	Base Bid Total	Base Bid + Alternate Total
Pember Companies, Inc., Menomonie, WI	\$1,168,819.70	\$1,052,767.40
Custom Builders Inc., Cold Spring, MN	\$1,249,000.00	\$1,173,790.00
Sunram Construction, Inc., Corcoran, MN	\$1,321,722.00	\$1,301,448.00
Urban Companies, St. Paul, MN	\$1,760,679.36	\$1,636,419.36
Margolis Company, Roseville, MN	\$2,144,326.10	\$2,090,868.14
JL Theis, Inc., Jordan, MN	Rejected	Rejected

The lowest bid was submitted by Pember Companies, Inc. (Pember) in the amount of \$1,168,819.70. HDR reviewed Pember's bid documents for responsiveness and found them complete, accurate, and fully compliant with the contract requirements.



Based on our evaluation, HDR recommends that MCWD award the contract to:

Pember Companies, Inc.
N4449 469th Street
Menomonie, WI 54751

Upon board authorization, HDR will assist MCWD with issuing the Notice of Award and execution of the Agreement. A folder containing the required contract documents is enclosed.

If you have any questions, please feel free to contact me at 763-278-5931 or Andrew.Judd@hdrinc.com

Sincerely,
HDR Engineering, Inc.

A handwritten signature in blue ink, appearing to read 'Andrew Judd'.

Andrew Judd, P.E.
Project Manager

Enclosures: Collection of Bid Results, and Bid Forms/Bonds (PDF)
Contract Documents (PDF)