

MEETING DATE: April 14, 2016

TITLE: Authorization to award contract for Phase 1 vegetation restoration and maintenance for the Minnehaha Preserve Enhancement Project

RESOLUTION NUMBER: 16-XXX

PREPARED BY: Michael Hayman

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REVIEWED BY: Administrator Counsel Program Mgr. (Name): James Wisker
 Board Committee Engineer Other

WORKSHOP ACTION:

<input type="checkbox"/> Advance to Board mtg. Consent Agenda.	<input type="checkbox"/> Advance to Board meeting for discussion prior to action.
<input type="checkbox"/> Refer to a future workshop (date):_____	<input type="checkbox"/> Refer to taskforce or committee (date):_____
<input type="checkbox"/> Return to staff for additional work.	<input type="checkbox"/> No further action requested.
<input checked="" type="checkbox"/> Other (specify): <u>Final Action at Board Meeting April 14, 2016</u>	

PURPOSE or ACTION REQUESTED:

Authorization to execute an agreement with Applied Ecological Services (AES) for vegetative planting, invasive species removal and site maintenance for the Minnehaha Preserve Enhancement Project in an amount not to exceed \$34,087.

PROJECT/PROGRAM LOCATION:

7400 Excelsior Boulevard, St. Louis Park

PROJECT TIMELINE:

- April 2016 – Authorize agreement and finalize site plans with AES
- May-October 2016 – Complete plantings, invasive removal and site maintenance
- 2017-2018 – Continued site maintenance. Construct trail connection and parking area (2018)

PROJECT/PROGRAM COST:

Fund name and number: Minnehaha Preserve Enhancement Project - #3151
Current budget: \$325,000
Expenditures to date: \$15,992 (of \$36,200 design contract – trail and parking)
Requested amount of funding: \$34,087 (\$30,988 + 10% contingency)

PAST BOARD ACTIONS:

- September 26, 2013 – Adoption of a policy regarding the use of District regional stormwater management facilities for regulatory compliance (13-098)
- February 27, 2014 – Authorization to enter into agreement with Wenck Associates for stormwater/corridor feasibility analysis in the Powell Road/Meadowbrook Road area and execute a letter of understanding with Japs-Olson Company (14-014)
- May 14, 2015 – Acceptance of Japs Olson Greenway report and authorization to continue partnership development with Japs Olson Company (Board Action absent of RBA – passed 7-0)
- August 27, 2015 - Approval of permit 15-413 and authorization to enter into a cooperative agreement with Japs Olson Company and the City of St. Louis Park (15-071)
- November 19, 2015 - Authorization to execute agreement with Wenck Associates for design services for the Minnehaha Preserve Enhancement Project (15-094)

SUMMARY:

On August 27, 2015 the Board authorized the execution of a cooperative agreement with Japs Olson Company and the City of St. Louis Park for stormwater management related to the proposed redevelopment. The collaboratively developed stormwater management agreement includes a framework that:

- Optimizes Japs Olson's parking, providing regulatory required treatment for runoff from approximately 24 acres of Japs Olson's planned expansion and runoff from approximately 4 acres of non-regulatory required drainage on the former ApplianceSmart site;
- Obligates Japs Olson to convey about 3.67 acres of land on the former ApplianceSmart site, in fee, to MCWD, which through vegetative enhancement and other measures the MCWD will integrate with its contiguous restored Minnehaha Preserve properties;
- Enables Japs Olson to divert approximately 7 acres of runoff from its planned expansion to the District's planned regional facility at 325 Blake Road.

Upon execution of the stormwater management agreement and subsequent financial assurance, Japs Olson began demolition of the former ApplianceSmart site and construction of the new parking and stormwater facilities in mid-September, 2015 (Phase 1). Favorable conditions throughout the fall season provided an ideal setting to complete this level of work on an expedited timeline. The newly constructed parking lot was base-paved and the stormwater facilities were accepting rainfall by the second week in November, 2015. The final lift of asphalt will be completed in the spring of 2016 around the time of Phase 2 building construction commencing.

On December 28, 2016 the District and Japs-Olson closed on the 3.67-acre parcel. Prior to closing, in the late fall of 2016, the site was stabilized and seeded with a temporary cover crop as well as seeded with a variety of native grasses and wildflowers (as suggested by District staff).

In anticipation of spring 2016 construction, the District initiated design development to complete enhancement of the constructed basins in an effort to improve the wetland and ecologic qualities and to integrate the site into the adjacent ecologically restored area on the District property (Minnehaha Preserve). As previously contemplated by the Board, and approved during preliminary 2016 budget and work plan processes, the District also plans for construction of a dedicated trail connection to Excelsior Boulevard and associated trailhead parking. At the time of design initiation it was determined that the trail and parking area construction should be completed concurrent with the restoration work thereby minimizing site disturbance and construction costs.

As design of the trail connection and parking area commenced, District staff developed a vegetation management plan for the site – 3.67 acre parcel and adjacent 1.5 acres woodland – that includes upland plantings to enhance the site and screen the adjacent industrial parcel, herbaceous plantings to improve the filtration basins, site mowing and spraying to control weeds during this critical growth phase (newly restored, heavily disturbed site), invasive management for buckthorn and Japanese honeysuckle on the adjacent Minnehaha Preserve property and three years of maintenance for the entire project area.

With the spring planting season nearing the District solicited quotes for vegetation maintenance from four contractors and received three quotes:

Applied Ecological Services	Minnesota Native Landscapes	Prairie Restoration, Inc.
\$28,563.00	\$32,175.00	\$34,578.00

During the quote solicitation process staff determined that two additional elements should be added into the contract: 1) additional 0.5 acres of buckthorn management near the District’s stormwater facility on the Minnehaha Preserve site (Weiss property); and 2) debris removal in the woodland area. The added cost of these elements was negotiated with Applied Ecological Services as a base rate for buckthorn removal and an hourly rate for labor for debris removal. This additional work will not exceed \$2,425.00.

Staff recommends awarding the contract to Applied Ecological Services for planting, invasive species management and three year maintenance in the amount of \$30,988 and establish a not-to-exceed budget of \$34,087.

Regarding construction of the trial and parking area, design of the connector trail system is nearly complete, while the parking area has a few final details remaining. Based on 2016 first quarter budget discussions the Board opted to postpone the trail connection and parking area to the 2018 CIP. Final design of these project components will be completed this spring and will be held on file until the District is prepared to bid the work. The delay in construction will provide additional time to seek potential outside funding sources to assist in construction of the trail connection.

At the April 14, 2016 Board workshop staff will provide a brief presentation related to the District’s vegetative restoration plan as well as provide the Board with an update on the trail and parking area design.

RESOLUTION

- TITLE:** **Authorization to award contract for Phase 1 vegetation restoration and maintenance for the Minnehaha Preserve Enhancement Project**
- WHEREAS the Minnehaha Creek corridor’s water quality, channel geomorphology, habitat and public access has been negatively impacted from decades of urban development; and
- WHEREAS, the Minnehaha Creek and Lake Hiawatha Total Maximum Daily Load identifies the area between west 36th Street and Meadowbrook Lake as producing the highest pollutant loading per unit area within the subwatershed; and
- WHEREAS, the Minnehaha Creek Watershed District has identified the area between west 36th Street and Meadowbrook Lake as a priority area for capital improvements focused on stormwater management, greenspace expansion and increased recreational access; and
- WHEREAS, the MCWD has been working in this area with the Cities of St. Louis Park and Hopkins, and with other public and private partners, to implement a series of strategic initiatives to restore, enhance and connect the Minnehaha Greenway; and
- WHEREAS, the District and the City of St. Louis Park recently partnered to complete the construction of the Minnehaha Preserve, encompassing about 4,500 feet of renaturalized Minnehaha Creek corridor and about 30 acres of surrounding riparian land, which manages over 80 acres of regional stormwater and provides public access to the restored riparian greenspace around Minnehaha Creek between Meadowbrook Road and Louisiana Avenue;
- WHEREAS on August 27, 2015, the District Board of Managers authorized execution of a stormwater management agreement with Japs Olson Company and the City of St. Louis Park that, in conjunction with Japs Olson’s facility expansion:
- Facilitated regulatory required stormwater management for about 24 acres of Japs Olson’s planned expansion and regional management for stormwater from Meadowbrook Road and about four acres of other previously untreated hard surface;
 - Obligated Japs Olson to convey about 3.67 acres of land on the former ApplianceSmart site, in fee, to the District, which through vegetative restoration and other measures the District would integrate into the contiguous Minnehaha Preserve land;
 - Obligated the District to accept stormwater from about seven acres of the Japs Olson expansion in its planned regional stormwater management facility at 325 Blake Road in the City of Hopkins.
- WHEREAS Japs Olson thereafter initiated its facility expansion work, which is in progress, and has subdivided its land and deeded to the District the 3.67 acres described in the stormwater management agreement, and the District is proceeding with the intended vegetation restoration work on that land and developing a design concept for the extension of public trails onto the property;

WHEREAS, to advance vegetation restoration District staff solicited quotes from four contractors for vegetation maintenance services for the Minnehaha Preserve Enhancement Project – 3.67 acre parcel and adjacent 1.5 acres woodland – and has received quotes from three contractors, and Applied Ecological Services submitted a low quote of \$28,563, and negotiated two additional project elements for \$2,425, bringing the total quote for services to \$30,988.

NOW, THEREFORE BE IT RESOLVED that the District Administrator is authorized, on advice from District Counsel, to enter into a contract with Applied Ecological Services in the amount of \$30,988 for the Minnehaha Preserve Enhancement Project vegetation maintenance and that the Board establishes a project maintenance budget in the not-to-exceed amount of \$34,087 and authorizes the District Administrator, in his judgement, to authorize change orders obligating the District up to that amount.

Resolution Number 16-XXX was moved by Manager _____, seconded by Manager _____.
Motion to adopt the resolution ___ ayes, ___ nays, ___ abstentions. Date: _____.

Secretary Date: _____