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<b>Title:</b>	Authorization to Amend the Phase II Design Contract with HDR for 325 Blake Road Restoration and Redevelopment to Include Structural Engineering Services
<b>Resolution number:</b>	23-009
<b>Prepared by:</b>	Gabriel Sherman (952) 641-4510 gsherman@minnehahacreek.org
<b>Reviewed by:</b>	Michael Hayman, Project Planning Manager
<b>Recommended action:</b>	The Board of Managers authorizes an amendment to the Phase II Design Contract with HDR for 325 Blake Road Restoration and Redevelopment to include structural engineering services for the pergola at the Gateway to Greenway
<b>Schedule:</b>	January/February 2023 – structural review of pergola and 100% design Spring 2023 – ready for construction bidding
<b>Budget considerations:</b>	Fund name and code: 3146-4340 Fund budget: \$1,300,000 2023 expenditures to date: \$0 Requested amount of funding: \$15,800
<b>Past Board action*:</b>	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

\*The Resolutions listed above are specific to the design process and selection of design services. A full history of Board decisions related to the project is available.

Summary:

Background

In advancement of the Minnehaha Creek Watershed District's (MCWD) stormwater and greenway project at its 325 Blake Road and adjacent Cottageville Park properties in Hopkins, the Board authorized the release of a Request for

Proposals (RFP) for design services (Res # 20-067) on August 27, 2020. Through a competitive process, HDR, Inc. was selected from among the seven qualified firms that submitted proposals. The original scope of work included in the RFP was for the full design of the project, from initiation through 100% design and construction oversight. However, due to the complexity of the project and the need to determine if a private development partner would be selected during the design process, the District opted to phase design.

MCWD therefore contracted with HDR to provide the full range of design services necessary to bring the regional stormwater and greenway improvements on approximately 4-6 acres of the 325 Blake Road site and Cottageville Park parcels through schematic design (Phase I). The contract included additional tasks to coordinate the design process with the potential solicitation and selection of a private developer, to ensure that a private development on the remaining 10-12 acres of the site would be compatible with MCWD's baseline project requirements. This phasing of the design process was also intended to allow the Board an opportunity to assess the quality of HDR's work, with the intention of amending the contract through final design, assuming satisfactory completion of the initial phase.

The Phase I design work was initiated in January 2021 and culminated with the completion of a schematic design and accompanying design memorandum in September 2021. At the September 23, 2021 Board of Managers meeting, the MCWD Board of Managers accepted the schematic design as the preferred direction to carry the project forward to final design. The Board offered a variety of feedback on the design to help shape the Phase II design contract and the subsequent 60% design milestone. The Phase II design contract was approved by the Board on November 4, 2021 and was scoped to carry the project from schematic design through final design. The Board subsequently approved the 60% design at its February 24, 2022 meeting and provided design direction at the August 11, 2022 Operations and Programs Committee meeting and December 15, 2022 Policy and Planning Committee meeting.

A major point of Board discussion at these meetings and throughout the design process has been how to create a unique, welcoming, and visually impactful space at the Gateway to Greenway parcel at the corner of Blake Road and Lake Street. Through discussions, design charrettes, and several design iterations that included the potential for a standalone public art piece or water feature, the Board opted to advance a pergola overlooking Minnehaha Creek with swing benches, an artistic representation of the watershed in the pavement, and lettering on top of the structure reading "Minnehaha Creek," complemented by a native planting area that provides a buffer between Blake Road and the pergola.

#### Next Steps and Timeline

To fit the site and serve as the aesthetic focal point, a custom design for the pergola was completed by Damon Farber, the landscape architecture subconsultant to HDR. The project designers have determined that a structural engineering analysis is necessary to ensure constructability and safety of the structure. The proposed scope of work includes structural analysis, connection detail development, and drawing review of the pergola structure for a budget of \$15,800. A detailed breakdown of the budget is included in Attachment 1: Scope of Work. This work would be contracted as an amendment to the Phase II Design Contract for 325 Blake Road Restoration and Redevelopment with HDR.

At the January 26, 2023 Board meeting, staff will bring forward the Pergola Structural Design scope of work and budget amendment for HDR to conduct a structural engineering review of the pergola at the Gateway to Greenway. Staff will also take this opportunity to present several options for the watershed engraving in the pavement under the pergola for the Board to provide direction on, as well as provide a general project update.

Following approval of the contract amendment for structural engineering review, HDR and Damon Farber will finalize the pergola design, as well as the construction documents for the entire project in February. Signage content and interpretation detailing will likely continue past 100% design to allow time for coordination and review by MCWD's partner agencies, but the design team aims to have the project bid-ready in February.

#### **Supporting documents (list attachments):**

- Attachment 1: Scope of Work



## RESOLUTION

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**Resolution number:** 23-009

**Title:** Authorization to Amend the Phase II Design Contract with HDR for 325 Blake Road Restoration and Redevelopment to Include Structural Engineering Services

- 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 polluted stormwater that flows into the creek from approximately 270 acres of surrounding area and to restore more than 1,000 feet of creek frontage and is planning for this work with three accompanying Cottageville Park parcels bordering the creek, 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 as of March 2020, the construction of both the Powell Road and Lake Street stormwater diversion systems are complete, with the diversion structures remaining bulk-headed until the treatment facility at 325 Blake Road is constructed;
- WHEREAS on August 27, 2020 the MCWD Board of Managers authorized the execution of a Cooperative Agreement with the City of Hopkins for Coordinated Planning, Improvements and Development for 325 Blake Road (Res # 20-066);
- WHEREAS on August 27, 2020, the MCWD Board of Managers approved the release of a Request for Proposals for Design Services for 325 Blake Road Stormwater Management and Site Restoration (Res # 20-067), which seeks landscape architecture and engineering services to complete integrated stormwater management, ecological restoration, and public open space improvements at 325 Blake Road and accompanying parcels;
- WHEREAS on December 3, 2020 the MCWD Board of Managers authorized final negotiation and execution of a contract for design and engineering services for the 325 Blake Road Restoration and Redevelopment project with HDR, Inc.;
- WHEREAS due to project complexity and uncertainty, the MCWD Board of Managers determined it was prudent to contract for a scope of services that includes an additional task not solicited in the RFP to further define the public realm and potential redevelopment footprints and re-scope the later stages of the project after a schematic design (30% design) had been produced;
- WHEREAS the MCWD Board of Managers accepted the 30% design memorandum and schematic design for 325 Blake Road Restoration and Redevelopment on September 23, 2021 upon finding that HDR had satisfactorily completed the tasks and produced the deliverables included in the contract authorized by the MCWD Board of Managers on December 3, 2020; and that the schematic design satisfies all major project needs and accurately reflects the project goals defined in the Cooperative Agreement with the City of Hopkins for Coordinated Planning, Improvements and Development for 325 Blake Road;

WHEREAS MCWD staff presented the schematic design to the Hopkins City Council on October 12, 2021 and the Council expressed support for the design and design direction;

WHEREAS the MCWD Board of Managers approved the Phase II design contract on November 4, 2021 (Res # 21-075);

WHEREAS the MCWD Board of Managers approved the 60% design for 325 Blake Road Restoration and Redevelopment on February 24, 2022;

WHEREAS the MCWD Board of Managers directed the design of a custom pergola for the Gateway to Greenway parcel at Blake Road and Lake Street to serve as a visually impactful architectural feature visible to passing motorists and providing swing benches overlooking Minnehaha Creek;

WHEREAS a custom structure with this shape, proportions, and size necessitates a structural engineering analysis to ensure constructability and safety;

NOW, THEREFORE, BE IT RESOLVED that the Minnehaha Creek Watershed District Board of Managers authorizes the District Administrator, on advice of Counsel, to amend the Agreement between Minnehaha Creek Watershed District and HDR Engineering, Inc. (entitled "325 Blake Road Regional Stormwater and Greenway / Cottageville Park Phase II Riparian Restoration Schematic Design – Phase II Contract Amendment for 60/90/100% Design") to include structural engineering services for the pergola at the Gateway to Greenway parcel, in an amount not to exceed \$15,800.

Resolution Number 23-009 was moved by Manager \_\_\_\_\_, seconded by Manager \_\_\_\_\_. Motion to adopt the resolution \_\_\_ ayes, \_\_\_ nays, \_\_\_ abstentions. Date: January 26, 2023.

\_\_\_\_\_  
Secretary Date: \_\_\_\_\_

## 325 Blake Road Project

Pergola Structural Design  
HDR/DF Design Team  
January 10, 2023

## Overview

Phase II of the Minnehaha Creek Watershed District's (District) 325 Blake Road Regional Stormwater and Greenway project (project) is working towards a 100% submittal at the end of January. The Gateway to Greenway site has a large, custom pergola structure that is one of the defining features of this project parcel. A rendering of the structure is shown below and it includes swinging benches, a slight skew, and clean lines, which create a unique series of connections and loading conditions. Structural design hours of the pergola were not included in the original scope of work. The HDR/DF team have had some preliminary discussions to refine the structure and have developed an approach to the pergola that will maintain the aesthetic objectives of the structure but also meet structural and constructability guidelines.

### Scope of Work

The following tasks with hours and fee are included to analyze, design, and detail the pergola for construction. To improve cost efficiency we are adding a Structural EIT to perform the majority of the work.

- Structural Analysis – develop Structural Analysis and Design (STAAD) model of the pergola to develop and analyze loading conditions and size structural members.
  - 52 hours - \$7,560
- Connection Detail Development – design and develop connection details between structural features to meet design and code requirements and aesthetic/constructability objectives
  - 34 hours - \$5,400
- Drawing Review – develop CAD details and review and coordinate construction drawings with DF for 100% submittal package
  - 20 hours - \$2,840
- Total 106 hours, \$15,800

