

MEETING DATE: March 22, 2018

TITLE: Authorization to Execute a Contract with Wenck Response Services for the Decommission and Removal of Refrigeration Equipment from 325 Blake Road

RES. NUMBER: 18-026

PREPARED BY: Michael Hayman

E-MAIL: mhayman@minnehahacreek.org **TELEPHONE:** 952-471-8226

REVIEWED BY: Administrator Counsel Program Mgr.
 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: Requesting approval at March 22, 2018 Board Meeting	

PURPOSE or ACTION REQUESTED:

Authorization to execute a contract with Wenck Response Services, a subsidiary of Wenck Associates, to conduct full decommission services of the refrigeration system at 325 Blake Road and removal of all components – piping, mechanical, coolant – including permitting, removal, transportation and disposal of all hazardous and non-hazardous materials. The removal of these equipment components and the potentially hazardous materials associated with them will prepare the facility for demolition and asbestos abatement.

The contract with Wenck Response Services includes four phases of work, detailed in four separate proposals for ease of clarifying the various tasks and associated deliverables with each of the unique issues MCWD is working to manage:

1. Ammonia system piping removal
2. Ammonia system piping transportation and disposal – Budgetary Estimate
3. Brine system (calcium chloride system) filtration to remove heavy metal contaminates
4. Brine system piping removal

The work will be conducted under one contract in order to complete all phases of the coolant system removal in a timely and efficient manner. The ammonia system piping disposal is a budgetary estimate that will be influenced by final mercury testing and disposal limits.

PROJECT/PROGRAM LOCATION:

325 Blake Road North, Hopkins

PROJECT TIMELINE:

March 2018 – Initiate pre-demolition planning

April-May 2018 – Conduct final decommissioning services including removal of refrigeration systems

April-May 2018 – Develop final plans and specifications for demolition and abatement of facility

May-July 2018 – Release bid package, conduct site tours and award contract

August-December 2018 – Demolition and abatement of 325 Blake Road facility

PROJECT/PROGRAM COST:

Fund name and number: 325 Blake Road Stormwater Management, 3145

Current fund balance: \$1,495,824

Requested amount of funding: \$345,535 (\$314,123 base work of four proposals + 10% contingency)

Is a budget amendment requested? No

Is additional staff requested? No

SUMMARY:Background:

The Minnehaha Creek Watershed District (MCWD) owns the property at 325 Blake Road in Hopkins and, consistent with its goals set forth upon purchase of the property, is progressing plans for regional stormwater management, stream and riparian improvements, greenway expansion, and site redevelopment.

The refrigeration system within the building, which must be decommissioned and removed prior to demolition activities, consists of two separate systems – an ammonia refrigeration system and a brine (calcium chloride) refrigeration system.

In early February 2018, as part of the decommissioning process for the refrigeration systems, the MCWD's refrigeration consultant, Gartner Refrigeration, discovered mercury in the ammonia coolant system while attempting to drain oil from the mechanical components. Gartner representatives were prepared to handle the release in accordance with safety protocol, secured the contained liquid and contacted the property manager.

As MCWD engineer and lead consultant on demolition planning for 325 Blake Road, Wenck Associates was immediately contacted to provide input via its emergency response program. Wenck Response Services (WRS) representatives met with MCWD staff and Gartner staff to discuss the release and tour the facility in order to create an appropriate response plan. The first step in the response plan was to properly dispose of the liquid mercury that was released and initiate a full system audit of the 325 Blake Road facility to identify any areas of potential contamination. Simultaneously, WRS would immediately track down the liquid ammonia that had been removed from the facility to test the material for presence of mercury and advise the MCWD on next steps.

The mercury audit was conducted by WRS on February 7 and 8, 2018. The survey concentrated at accessible ammonia system locations within the engine room (area of original release) as well as locations throughout the remainder of the facility such as high pressure liquid lines, vapor return lines, compressor lines, compressor crank case ports, receiving vessels and RV vent lines.

Concurrently, WRS tracked the aqueous ammonia that was removed from the site to Airgas, a Chicago based company that had received the liquid upon removal. This material remained contained and was not exposed to the environment. Due to concern of a possible cross contamination situation, WRS was immediately instructed to sample the pumped product to determine if it contained mercury. WRS drove to the location in Chicago where the ammonia was taken to remove a sample from the Airgas tank and deliver it to Test America. On February 12, 2018 the results from Test America arrived and showed no detection of mercury (non-detect) within the ammonia that had been removed from the 325 Blake Road facility.

Proposals:

The ammonia system piping removal (attachment 1) consists of removal and packaging of the ammonia distribution system piping from the cooling system at the 325 Blake Road facility. As detailed in the scope of work, the process includes clearing the piping and equipment of residual mercury and ammonia, and removal, wrapping and staging of all piping and equipment in preparation for transport and disposal of hazardous and non-hazardous mercury contaminated material.

Transport and disposal of the ammonia distribution piping is provided as a second proposal (attachment 2). This proposal is a budgetary estimate based on the mercury audit and the known quantity of pipe and ammonia equipment that will be removed from the site. In an effort to determine the most cost-effective disposal option, the MCWD and WRS are working in cooperation with the Minnesota Pollution Control Agency (MPCA) to determine the details that will dictate whether hazardous or non-hazardous disposal will be required. The final disposal location and costs will be a result of this determination, hence the budgetary estimate at this moment. The cost may go down or up depending on this determination, at which point the Board will be notified of the disposal decision and take further action if deemed necessary.

Regarding the calcium chloride coolant system (often referred to as "brine" system), during early decommission planning Gartner Refrigeration, in coordination with Wenck Response Services, tested the calcium chloride solution from the refrigeration equipment. The results of that test concluded that the calcium chloride contained heavy metals – chromium, zinc and lead – at regulated concentrations and would require filtration prior to disposal, or that the liquid be pumped and transported for disposal in a landfill or incinerator.

The filtration of the calcium chloride solution to remove heavy metal contaminants (attachment 3) consists of filtering out the calcium chloride and heavy metals from the water using an approved dual filtration method, disposal of the filter media in an appropriate manner, and finally, discharging the treated water to the onsite sanitary system. Disposal of the filtered water onsite will be coordinated with Metropolitan Council to ensure the discharge meets its requirements. Staff worked with WRS to explore various treatment and removal processes and found this method to be the most cost effective and quickest solution.

Lastly, once the calcium chloride liquid has been filtered and disposed of, the piping and mechanical system will then be ready for removal (attachment 4). This process consists of removal and packaging of the calcium chloride system piping as the last remaining components of the cooling equipment in the facility. As detailed in the scope of work, the process includes the removal, wrapping, staging, transportation and disposal of calcium chloride contaminated piping in an approved landfill location.

Each step of the refrigeration equipment decommission and removal process requires documentation. This includes summary reporting of the conducted work, timeline of events, transport and disposal documentation, and photographic documentation. All proposals have the required reporting practices integrated and will be completed as part of the work.

Board Consideration:

The proposed work has elements of professional services. Governance policy #6: Executive Limitations states that the Administrator may not purchase any professional service in excess of \$25,000 without competitive process. Staff has not obtained competitive quotes for this work under the rationale that in addition to its specialized knowledge as to the management and disposal of the hazardous and regulated material, Wenck Associates – Wenck Response Services is uniquely qualified for this project based on its history of work for the MCWD on this project, and its knowledge of the 325 Blake Road property and the refrigeration system within it. In addition, there is an urgency to address the condition so that any hazardous substance risks are removed, the site is restored to accessibility, and the timeline for demolition is maintained. For these reasons, the Administrator recommends that the Board proceed without a competitive selection process.

Staff is recommending the MCWD Board of Managers authorize the administrator to enter into an agreement with Wenck Associates – Wenck Response Services for the decommission and removal of the refrigeration

equipment and associated hazardous materials at 325 Blake Road. To further assist the Board in its deliberation, staff will provide a brief presentation at the forthcoming meeting on March 22, 2018.

Attachments:

Four proposals from Wenck Response Services

- Ammonia system piping removal
- Ammonia system piping transportation and disposal – Budgetary Estimate
- Brine system (calcium chloride system) filtration to remove heavy metal contaminants
- Brine system piping removal

RESOLUTION

RESOLUTION NUMBER: 18-026

TITLE: **Authorization to Execute a Contract Wenck Response Services for the Decommission and Removal of Refrigeration Equipment from 325 Blake Road**

WHEREAS, the MCWD established the area between West 34th Street and Meadowbrook Lake as a priority area for capital project improvements aimed at stormwater improvement, streambank restoration and broader community goals;

WHEREAS, the MCWD Board of Managers has developed a series of strategic capital project initiatives within the urban corridor to advance goals of improving the ecological integrity of Minnehaha Creek, while reintegrating the stream corridor into the surrounding urban fabric;

WHEREAS, in 2011 the MCWD acquired the 325 Blake Road property for water resource purposes including stream restoration, regional stormwater management, and corridor habitat and passive recreation improvements, and for the opportunity to integrate these purposes with the public purposes of other bodies;

WHEREAS, the MCWD has moved forward in planning and construction of regional stormwater infrastructure, Minnehaha Creek Greenway expansion planning, site facility decommissioning and demolition, environmental remediation and preliminary redevelopment;

WHEREAS; in 2014 the MCWD initiated preliminary demolition planning with Wenck Associates to investigate elements such as safety, risk, liability, carrying cost, return on investment and site aesthetics;

WHEREAS; in order to clear the site and make way for the anticipated redevelopment and natural resource improvements on the site, as well as accommodate the reconstruction of Blake Road in the summer of 2018, it is necessary to conduct demolition and asbestos abatement work in a timely manner; and

WHEREAS; as part of the decommissioning process for the refrigeration system at 325 Blake Road, the MCWD's refrigeration consultant, Gartner Refrigeration, discovered mercury in the ammonia coolant system and heavy metals – chromium, zinc and lead – in the calcium chloride coolant system;

WHEREAS; Wenck Response Services was immediately contacted to assess and respond to the hazardous substance discovery and to advise the MCWD on how to efficiently and effectively manage the hazardous materials and associated equipment contained at the site;

WHEREAS; on February 7 and 8, 2018, Wenck Response Services, following appropriate protocol, conducted a mercury audit on the ammonia coolant system and tested the aqueous ammonia that had been removed from the system to ensure cross contamination had not occurred;

WHEREAS; the facility remains closed off and under site management by Wenck Response Services to ensure that site access and necessary management activities are conducted only by trained personnel wearing the appropriate protective equipment;

WHEREAS, Wenck Response Services, through its facility audit, has advised the MCWD of the appropriate steps and protocols to remove and dispose of remaining refrigeration equipment and associated hazardous materials in accordance with legal and safety requirements, and has the professional expertise to perform this work;

WHEREAS; while the proposed work includes a component of professional services for which MCWD governance policy stipulates competitive selection, in addition to its specialized knowledge as to the management and disposal of the hazardous and regulated material, Wenck Associates is uniquely qualified for this project based on its history of work for the MCWD on this project, and its knowledge of the 325 Blake Road property and the refrigeration system within it, and further there is timing urgency to address the outstanding site condition and to prepare the facility for demolition.

NOW, THEREFORE, BE IT RESOLVED that the Minnehaha Creek Watershed District Board of Managers hereby authorizes the District Administrator, on advice of counsel, to execute a contract with Wenck Response Services for the decommission and removal of refrigeration equipment at 325 Blake Road for an amount of \$314,123;

BE IT FURTHER RESOLVED that the District Administrator, in his judgment, is authorized to amend the contract up to 10% of the total cost, for a not-to-exceed amount of \$345,535.

Resolution Number 18-026 was moved by Manager _____, seconded by Manager _____.
Motion to adopt the resolution ___ ayes, ___ nays, ___ abstentions. Date: _____.

Secretary Date: _____



March 19, 2018

Minnehaha Creek Watershed District

c/o Michael Hayman
Planner and Project Manager
15320 Minnetonka Boulevard
Minnetonka, MN 55345

Re: Proposal, Former Cold Storage Facility, Ammonia System Piping Removal, 325 Blake Road, Hopkins, MN

Dear Mr. Hayman:

Wenck Associates, Inc. (Wenck) is pleased to provide a scope of work and cost estimate to Minnehaha Creek Watershed District to assist with the decommissioning of the Cold Storage Facility located at 325 Blake Road North, Hopkins, MN.

Project Understanding

We understand you are requesting our assisting in the decommissioning of the former Deli Express Cold Storage Facility located at the address above. This phase of the project includes the removal and packaging of the ammonia distribution system piping from the cooling system at this facility.

SCOPE OF WORK

Our Scope of Work will consist of the following:

- Provide all labor in level B PPE, materials, equipment and tools necessary to remove and package of the piping from the facility.
- Air Sparge /evacuation of ammonia pipe system. Compressed air will be introduced into the system to push any residual mercury to the lowest point in the system for recovery. We will also utilize a mercury vacuum to remove residual mercury from the system.
- Utilize a mercury vacuum to collect residual mercury. Mercury will be collected and disposed of as a reclaimable mercury product, or as a hazardous waste. Pipe will be cut into 5' sections (or smaller if needed for handling purposes).
- Upon removal, wrap and seal pipe in 20 mil poly, or equivalent that is approved by the hauler/disposal facility.
- Remove wrapped pipe from facility
- Place piping at a staging location for loading for transportation
- Determine the most cost-effective disposal option. In cooperation with others, we have been working with the Minnesota Pollution Control Agency (MPCA) to determine the details that will dictate whether hazardous or non-hazardous disposal will be required. The final disposal location and costs will be a result of this determination.
- Document this Scope of Work in a report to include: timeline and summary of events and photographic documentation.

ASSUMPTIONS AND TASKS NOT INCLUDED IN THIS PROPOSAL

This proposal has been prepared assuming the following:

- Work will be performed in accordance with Wenck's health and safety standards while being accompanied by facility staff.
- Work in this effort will not involve entry into confined spaces.
- Regulatory compliance evaluation will be beyond the scope of this proposal.
- If analytical data that is received on the waste products that indicates that the proposed disposal method is not acceptable, Wenck will notify Minnehaha creek to obtain further budget to this change in scope of work.

SCHEDULE

We anticipate we can complete the project in 7 working days. The proposed schedule assumes that we will have full access to the entire facility and the facility will be otherwise un-occupied.

COST ESTIMATE

Based on the above scope of work, we estimate a lump sum project cost of **\$92,771.00**. This estimate will be further refined upon receiving the constraints of hazardous/non-hazardous disposal determination.

Item	# of Units	Unit Cost	Totals
Technicians (4)	816 (hours)	\$90.00	\$73,440
Materials (expendables)	1	\$5,000	\$5,700
Equipment and Tools	1	\$4,761	\$4,761
Roll-off rental and delivery	1	\$5,000	\$5,000
Jerome Meter Rental	1	\$3,870	\$3,870
Total			\$92,771

On behalf of the 270+ employee-owners of Wenck, thank you for this opportunity to work with Minnehaha Creek Watershed District. If you have questions or need additional information regarding the information provided in this proposal, please do not hesitate to contact me at (612) 258-4130 or switherspoon@wenck.com.

Sincerely,

Shawn Witherspoon
Wenck Response Services, Inc.



March 19, 2018

Minnehaha Creek Watershed District

c/o Michael Hayman
Planner and Project Manager
15320 Minnetonka Boulevard
Minnetonka, MN 55345

Re: Budgetary Estimate, Former Cold Storage Facility, Ammonia System Piping
Transportation and Disposal, 325 Blake Road, Hopkins, MN

Dear Mr. Hayman:

Wenck Associates, Inc. (Wenck) is pleased to provide a scope of work and cost estimate to Minnehaha Creek Watershed District to assist with the decommissioning of the Cold Storage Facility located at 325 Blake Road North, Hopkins, MN.

Project Understanding

We understand you are requesting our assisting in the decommissioning of the former Deli Express Cold Storage Facility located at the address above. This phase of the project includes the transportation and disposal of the ammonia distribution system piping from the cooling system at this facility.

SCOPE OF WORK

Our Scope of Work will consist of the following:

- Provide all labor, materials, equipment and tools necessary to transport and dispose of the piping from the facility.
- Determine the most cost-effective disposal option. In cooperation with others, we have been working with the Minnesota Pollution Control Agency (MPCA) to determine the details that will dictate whether hazardous or non-hazardous disposal will be required. The final disposal location and costs will be a result of this determination.
- Transport pipe to the appropriate disposal location based on the findings in the task above.
- Document this Scope of Work in a report to include: timeline and summary of events, photographic documentation, and disposal documentation.

ASSUMPTIONS AND TASKS NOT INCLUDED IN THIS PROPOSAL

This proposal has been prepared assuming the following:

- Work will be performed in accordance with Wenck's health and safety standards while being accompanied by facility staff.
- Work in this effort will not involve entry into confined spaces.
- Regulatory compliance evaluation will be beyond the scope of this proposal.

- If analytical data that is received on the waste products that indicates that the proposed disposal method is not acceptable, Wenck will notify Minnehaha creek to obtain further budget to this change in scope of work.

SCHEDULE

We anticipate we can complete the project in 7 working days. The proposed schedule assumes that we will have full access to the entire facility and the facility will be otherwise un-occupied.

COST ESTIMATE

Based on the information at this point and the above scope of work, we provide a budgetary estimate of **\$78,771.00**. This estimate will be further refined upon receiving the constraints of hazardous/non-hazardous disposal determination.

Item	# of Units	Unit Cost	Totals
Technicians (6)	504 (hours)	\$90	\$45,360
Safety Officer	30	\$150	\$4,500
Materials (expendables)	1	\$5,411	\$5,411
Equipment and Tools	1	\$6,000	\$6,000
PPE (Level B)	1	\$5,500	\$5,500
Transportation and Disposal	1	\$12,000	\$12,000
Total			\$78,771

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Sincerely,

Shawn Witherspoon
Wenck Response Services, Inc.



March 19, 2018

Minnehaha Creek Watershed District

c/o Michael Hayman
Planner and Project Manager
15320 Minnetonka Boulevard
Minnetonka, MN 55345

RE: Proposal, Former Cold Storage Facility, Brine System Filtration, 325 Blake Road, Hopkins, MN

Dear Mr. Hayman:

Wenck Associates, Inc. (Wenck) is pleased to provide a scope of work and cost estimate to Minnehaha Creek Watershed District to assist with the decommissioning of the Cold Storage Facility located at 325 Blake Road North, Hopkins, MN.

Project Understanding

We understand you are requesting our assisting in the decommissioning of the former Deli Express Cold Storage Facility located at the address above. This phase of the project includes the removal, treatment and disposal of the 32,000 gallons of brine water associated with the cooling system at this facility. Heavy Metal concentrations in the brine water exceed sanitary sewer discharge limits and will need treatment prior to discharge to the municipal sanitary sewer.

SCOPE OF WORK

Our Scope of Work will consist of the following:

- Collect and submit water samples of the brine water for laboratory analysis to determine the level of treatment required.
- Determine the appropriate treatment process based on analytical and bench test results.
- Treat the brine water to levels acceptable to Metropolitan Council requirements.
- Discharge treated water into on site sanitary system.
- Document this Scope of Work in a report to include: timeline and summary of events, photographic documentation, and discharge documentation.

SCHEDULE

Upon completion of the bench test results, we anticipate we can complete the project in 4 on-site working days. Analytical results and bench testing may delay the project timeline. The proposed schedule assumes that we will have full access to the entire facility and the facility will be otherwise un-occupied.

ASSUMPTIONS AND TASKS NOT INCLUDED IN THIS PROPOSAL

This proposal has been prepared assuming the following:

- Work will be performed in accordance with Wenck's health and safety standards while being accompanied by facility staff.
- Work in this effort will not involve entry into confined spaces.
- Regulatory compliance reporting will be beyond the scope of this proposal.
- If analytical data and bench testing indicate the proposed disposal method is not acceptable, Wenck will notify Minnehaha creek to obtain further budget to this change in scope of work.
- Any waste that may be generated through the brine water treatment process is not part of this scope of work.

COST ESTIMATE

Based on the above scope of work, we estimate a lump sum project cost of **\$54,420**. This estimated project cost will not be exceeded without your authorization. The table below provides a breakdown of our estimated fees and expenses:

Item	# of Units	Unit Cost	Totals
Technicians (3)	108 (hours)	\$90.00	\$9,720
Materials (expendables)	1	\$5,000	\$5,000
Analytical	6	\$500	\$3,000
Vac Truck	30 (hours)	\$90	\$2,700
Frac Tank Rental and Cleaning	2	\$2,000	\$4,000
Water Treatment System	1	\$30,000	\$30,000
Total			\$54,420

On behalf of the 270+ employee-owners of Wenck, thank you for this opportunity to work with Minnehaha Creek Watershed District. If you have questions or need additional information regarding the information provided in this proposal, please do not hesitate to contact me at (612) 258-4130 or switherspoon@wenck.com.

Sincerely,

Shawn Witherspoon
Wenck Response Services, Inc.



March 19, 2018

Minnehaha Creek Watershed District

c/o Michael Hayman
Planner and Project Manager
15320 Minnetonka Boulevard
Minnetonka, MN 55345

Re: Proposal, Former Cold Storage Facility, Brine System Piping Removal, Transportation and Disposal, 325 Blake Road, Hopkins, MN

Dear Mr. Hayman:

Wenck Associates, Inc. (Wenck) is pleased to provide a scope of work and cost estimate to Minnehaha Creek Watershed District to assist with the decommissioning of the Cold Storage Facility located at 325 Blake Road North, Hopkins, MN.

Project Understanding

We understand you are requesting our assisting in the decommissioning of the former Deli Express Cold Storage Facility located at the address above. This phase of the project includes the removal, transportation and disposal of the brine water distribution system piping from the cooling system at this facility.

SCOPE OF WORK

The following scope of work will take place after we have removed the brine water from the system. This process for the removal and disposal of the brine solution is proposed separately.

Our Scope of Work will consist of the following:

- Provide all labor, materials, equipment and tools necessary to remove the brine system piping from the facility.
- Pipe will be cut into approximately 5' sections for removal (large pipe may be cut into smaller sections for handling purposes.)
- Remove pipe from facility
- Provide roll-off containers on-site for piping. Containers will be lined to ensure residual liquid in pipe is not released to the environment.
- Prepare roll-off containers for transportation.
- Transport piping to disposal facility.
- Dispose of piping.
- Document this Scope of Work in a summary report to include: timeline of events and photographic documentation.

ASSUMPTIONS AND TASKS NOT INCLUDED IN THIS PROPOSAL

This proposal has been prepared assuming the following:

- Work will be performed in accordance with Wenck's health and safety standards while being accompanied by facility staff.

- Work in this effort will not involve entry into confined spaces.
- Regulatory compliance evaluation will be beyond the scope of this proposal.
- The scope of work includes any piping 6" in diameter and less.
- If analytical data that is received on the waste products that indicates that the proposed disposal method is not acceptable, Wenck will notify Minnehaha creek to obtain further budget to this change in scope of work.

SCHEDULE

We anticipate we can complete the project in 17 working days. We will utilize a crew of 4 technicians working 10-12 hours days. The proposed schedule assumes that we will have full access to the entire facility and the facility will be otherwise un-occupied.

COST ESTIMATE

Based on the above scope of work, we estimate a lump sum project cost of **\$88,161.00**. This estimated project cost will not be exceeded without your authorization. The table below provides a breakdown of our estimated fees and expenses:

Item	# of Units	Unit Cost	Totals
Technicians (4)	816 (hours)	\$90.00	\$73,440
Materials (expendables)	1	\$5,000	\$5,000
Equipment and Tools	1	\$3,721	\$3,721
Transportation and Disposal	1	\$6,000	\$6,000
Total			\$88,161

On behalf of the 270+ employee-owners of Wenck, thank you for this opportunity to work with Minnehaha Creek Watershed District. If you have questions or need additional information regarding the information provided in this proposal, please do not hesitate to contact me at (612) 258-4130 or switherspoon@wenck.com.

Sincerely,

Shawn Witherspoon
Wenck Response Services, Inc.