

**Minnehaha Creek Watershed District**

**REQUEST FOR BOARD ACTION**

**MEETING DATE:** June 28, 2018

**TITLE:** Approval of plans and specifications and authorization to solicit bids for demolition of facilities at 325 Blake Road

**RES. NUMBER:** 18-058

**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 June 28, 2018 Board Meeting	

**PURPOSE or ACTION REQUESTED:**

Approval of plans and specifications for demolition of the industrial facility at 325 Blake Road and authorization to solicit bids for construction services.

**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 2018 – Base bid (phase 1) demolition activity commences  
September-December 2018 – Anticipated bid alternate (phase II) demolition activities  
January 2019 – Cleared site is redevelopment ready

**PROJECT/PROGRAM COST:**

Fund name and number: 325 Blake Road Stormwater Management, 3145  
Current fund balance: approximately \$2,500,000.00  
Requested amount of funding: \$0  
Is a budget amendment requested? No

**PAST BOARD ACTIONS:**

September 22, 2011	RBA 11-085	Authorization to Purchase 325 Blake Road
August 23, 2012	RBA 12-080	Authorization to initiate feasibility
June 13, 2013	Draft Feasibility	No Action Required
June 27, 2013	Public Hearing	No Action Required

July 25, 2013	RBA 13-078	Ordering of 325 Blake Road Stormwater Management
January 23, 2014	RBA 14-005	Authorization to initiate demolition planning
January 29, 2015	RBA 15-010	Authorization to complete additional asbestos investigation
May 25, 2017	RBA 17-037	Authorization to apply for Brownfield Gap Financing
July 27, 2017	RBA 17-044	Authorization to contract for environmental investigation
October 12, 2017	RBA 17-062	Authorization to apply for funding assistance for 325 Blake
March 22, 2018	RBA 18-026	Authorization to decommission and remove equipment
March 22, 2018	RBA 18-027	Authorization to contract for demolition services

\*Board actions listed in this RBA relate to acquisition, project ordering and demolition planning. Additional Board actions are cataloged and available for review.

**SUMMARY:**

The Minnehaha Creek Watershed District (MCWD), in partnership with the city of Hopkins (City), is working to advance a significant restoration and redevelopment within the City, along the future Green Line Extension (Southwest LRT). With Minnehaha Creek flowing along its northeast edge, the planned investment in storm water amenities, greenway enhancement and trails, and prominent frontage on both Blake Road and the SWLRT Rail and trail corridor, the 325 Blake Road site offers tremendous opportunity to transform the Blake Corridor. The MCWD, as owner of the nearly 17-acre site, is capitalizing on this opportunity with investments in the Minnehaha Creek Greenway area and regional storm water infrastructure.

In 2017, the MCWD, City and Hennepin County completed an extensive implementation plan - Blake Road Station TOD Early Implementation Plan - that creates a vision for the Blake Road corridor and the Blake Road LRT Station Area. The 325 Blake Road site has repeatedly been identified as the site responsible for catalyzing this desired transformation, and a true opportunity to integrate natural resources, parks, public works and redevelopment opportunities in a manner that delivers a transformed community with long term housing and employment opportunities. This vision was the focal point of the Request for Qualifications (RFQ) for a Master Developer; a selection process that culminated with the selection of Kraus-Anderson in May 2018.

On March 22, 2018, the MCWD initiated development of final plans and specifications for demolition services at the 325 Blake Road site. 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, the industrial facilities must be removed in a timely manner.

To facilitate the ongoing construction of Blake Road (Hennepin County Road 20) and remove the portion of the building that currently stands within the road right-of-way, the bid set (plans and specifications) has been developed as a two-phase demolition set. The base bid, or phase 1 work, will consist of removal of the western-most portion of the facility (approximately one-sixth of the building). The remainder of the building will be bid as an alternate (phase 2), allowing for a longer removal schedule and some flexibility for the selected contractor to address asbestos abatement and site staging.

Upon approval of plans and specifications, the bid package will be finalized and released on Monday, July 2, 2018. Staff will facilitate two mandatory site walks for prospective bidders during the week of July 9, 2018. Each prospective contractor must attend at least one of the two mandatory site walks to be considered a qualified bidder. Bid opening will occur on July 23, 2018, with a projected bid award on July 26, 2018. The base bid plus bid alternate process will allow for the MCWD to remove the critical portion of the building on a compressed timeline while affording the MCWD an opportunity to make a final decision on demolition of the majority of the facility – the bid alternate – once bids are received.

Regarding construction schedule, the base bid, demarcated in the attached plan set (attachment 1), must be completed by September 2018. The area of the building specifically within the Blake Road right-of-way area is called out as needing to be removed first, thus timing with Blake Road utility work that is scheduled to begin in August 2018. As previously noted, the bid alternate portion of the demolition work provides for a longer

removal schedule, offering a level of flexibility for the selected contractor to phase abatement, removals and site stabilization.

Due to the size and nature of the present facility, the total cost of demolition, asbestos abatement and site grading is approximately \$2,000,000. This estimate excludes decommissioning of the refrigeration system and environmental remediation work that is either complete or underway. Staff will provide a detailed overview of the full funding package to deliver demolition, including outside funding requests, grant awards and schedules, at the June 28, 2018 Board meeting.

Staff is recommending the MCWD Board of Managers approve final plans and specifications for demolition services at 325 Blake Road and authorize the solicitation of bids for construction services. As noted previously, staff will provide a brief presentation at the forthcoming meeting on June 28, 2018.

**Attachments:**

- Bid documents for Hopkins Cold Storage demolition project at 325 Blake Road

**RESOLUTION**

---

**RESOLUTION NUMBER: 18-058**

**TITLE: Approval of plans and specifications and authorization to solicit bids for demolition of facilities at 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 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;

WHEREAS; on March 22, 2018 the Board of Managers authorized a contract with Wenck Associates to complete demolition services for the 325 Blake Road property including development of plans and specifications, and facilitation of the bid process for construction services;

NOW, THEREFORE, BE IT RESOLVED, that the Minnehaha Creek Watershed District Board of Managers hereby approves plans and specifications for demolition of the industrial facility at 325 Blake Road; and

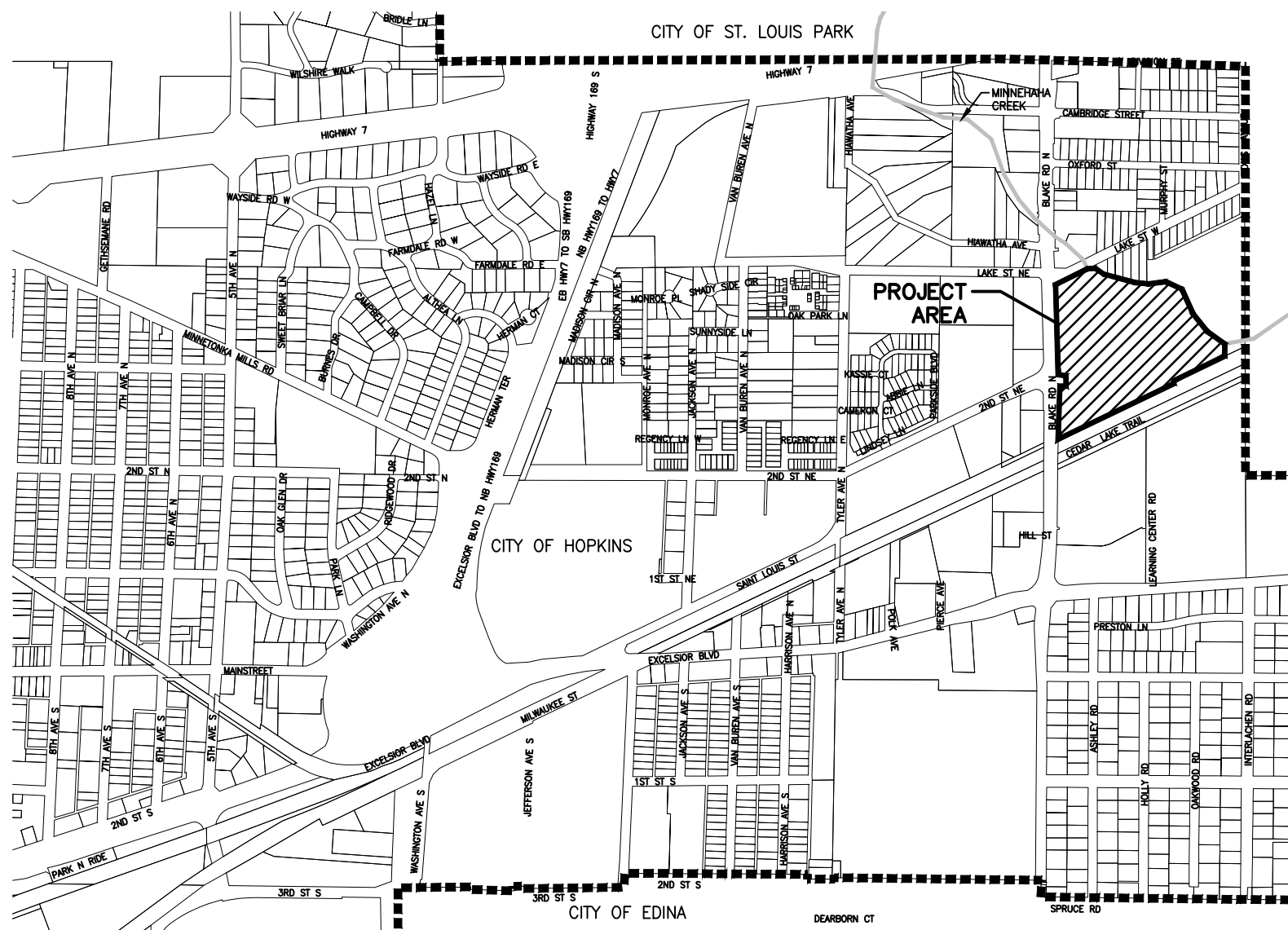
BE IT FURTHER RESOLVED that the MCWD Board of Managers authorizes staff to solicit bids for construction.

Resolution Number 18-058 was moved by Manager \_\_\_\_\_, seconded by Manager \_\_\_\_\_.  
Motion to adopt the resolution \_\_\_ ayes, \_\_\_ nays, \_\_\_ abstentions. Date: \_\_\_\_\_.

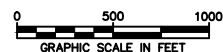
\_\_\_\_\_  
Secretary Date: \_\_\_\_\_

# BID DOCUMENTS FOR HOPKINS COLD STORAGE DEMOLITION PROJECT 325 BLAKE ROAD, HOPKINS, MINNESOTA

JUNE 2018



**PROJECT VICINITY MAP**



**SHEET INDEX**

- FIGURE 1 TITLE AND INDEX
- FIGURE 2 GENERAL NOTES
- FIGURE 3 SITE BOUNDARY
- FIGURE 4 EROSION CONTROL PLAN
- FIGURE 5 EROSION CONTROL DETAILS
- FIGURE 6 SWPPP
- FIGURE 7 SITE ACCESS, HAUL ROUTES AND STAGING AREA
- FIGURE 8 NOISE ORDINANCE
- FIGURE 9 UTILITY ABANDONMENT PLAN
- FIGURE 10 SAMPLING PLAN

REV	REVISION DESCRIPTION	DWN	APP	REV DATE

SEAL

NOT FOR  
CONSTRUCTION

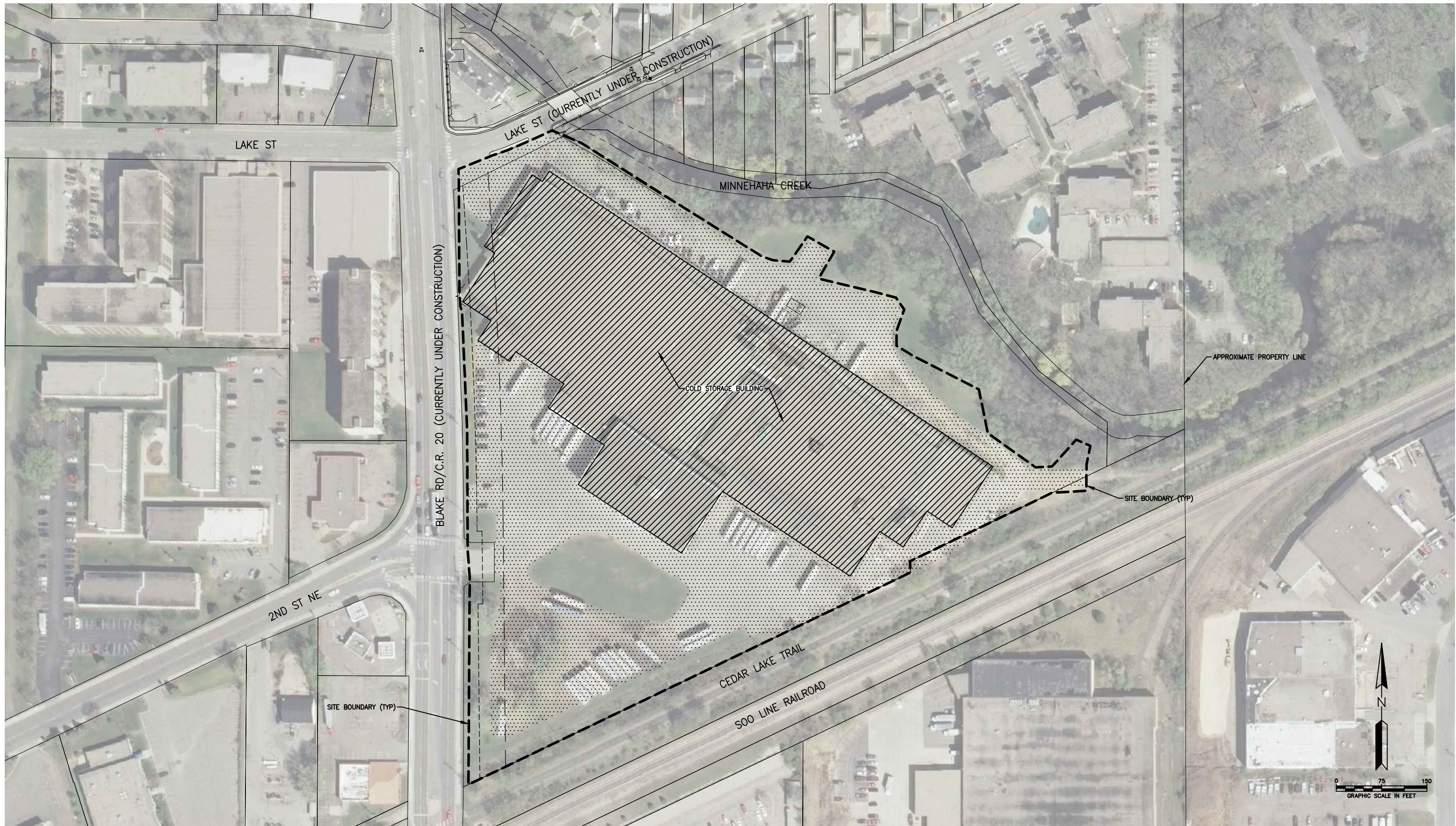
PRIME CONSULTANT

Responsive partner. Exceptional outcomes.

PROJECT TITLE  
**HOPKINS COLD STORAGE  
DEMOLITION PROJECT  
325 BLAKE ROAD, HOPKINS, MINNESOTA**

**MINNEHAHA CREEK  
WATERSHED DISTRICT**  
QUALITY OF WATER, QUALITY OF LIFE

SHEET TITLE			
<b>TITLE AND INDEX SHEET</b>			
DWN BY	CHK'D	APP'D	DWG DATE
JVB	ES	ES	SCALE AS SHOWN
PROJECT NO.	SHEET NO.	REV NO.	
<b>0185-5090</b>	<b>FIGURE 1</b>		



REV	REVISION DESCRIPTION	DWN	APP	REV DATE

SEAL

**NOT FOR CONSTRUCTION**

PRIME CONSULTANT



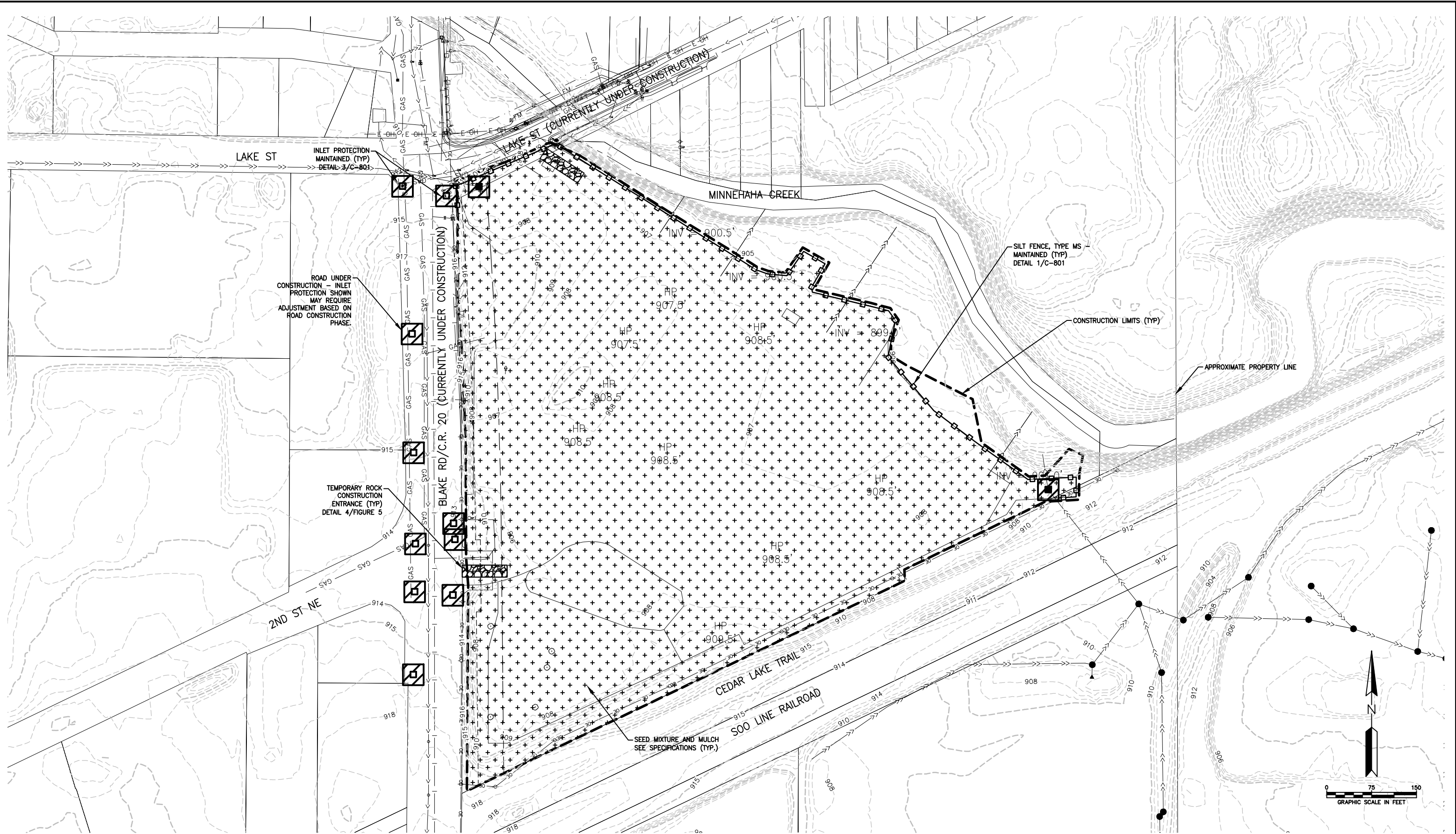
Responsive partner. Exceptional outcomes.

PROJECT TITLE  
**HOPKINS COLD STORAGE DEMOLITION PROJECT**  
 325 BLAKE ROAD, HOPKINS, MINNESOTA



**MINNEHAHA CREEK WATERSHED DISTRICT**  
 QUALITY OF WATER, QUALITY OF LIFE

SHEET TITLE <b>SITE BOUNDARY</b>			
DWN BY JVB	CHK'D ES	APP'D ES	DWG DATE SCALE AS SHOWN
PROJECT NO. 0185-5090	SHEET NO. FIGURE 3	REV NO.	



- EROSION CONTROL NOTES:**
- SEE SHEETS G-102 AND C-201.
  - ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

REV	REVISION DESCRIPTION	DWN	APP	REV DATE

SEAL

**NOT FOR CONSTRUCTION**

PRIME CONSULTANT



**WENCK**

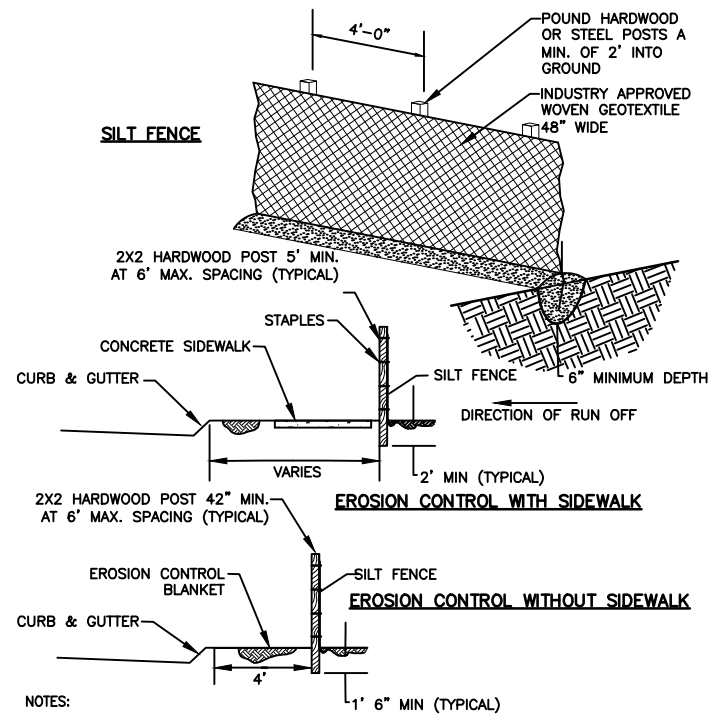
Responsive partner. Exceptional outcomes.

PROJECT TITLE  
**HOPKINS COLD STORAGE DEMOLITION PROJECT**  
 325 BLAKE ROAD, HOPKINS, MINNESOTA



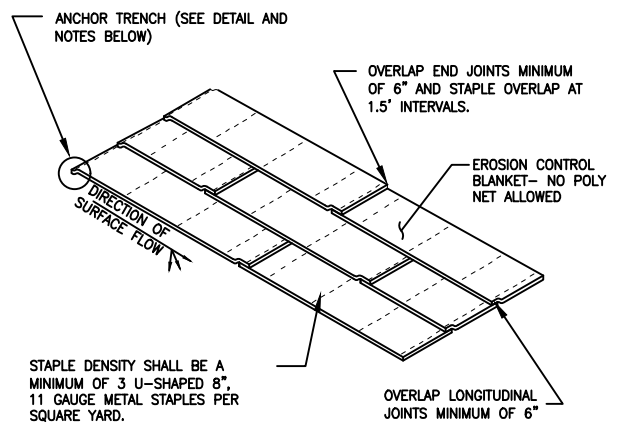
**MINNEHAHA CREEK WATERSHED DISTRICT**  
 QUALITY OF WATER, QUALITY OF LIFE

SHEET TITLE			
<b>EROSION CONTROL PLAN</b>			
DWN BY	CHK'D	APP'D	DWG DATE
JVB	ES	ES	SCALE AS SHOWN
PROJECT NO.	SHEET NO.	REV NO.	
0185-5090	FIGURE 4		



- NOTES:
1. INSTALL SILT FENCE PER PLAN SET BEFORE BEGINNING CONSTRUCTION
  2. INSTALL SILT FENCE AND EROSION CONTROL BLANKET BEHIND CURB & GUTTER AS SHOWN
  3. REPLACE TORN, OVERBURDENED, OR DECOMPOSING SILT FENCE WITHIN 24 HOURS
  4. TO JOIN SECTIONS OF SILT FENCE, POSITION POSTS TO OVERLAP. FABRIC SHOULD FOLD AROUND EACH POST ONE FULL TURN

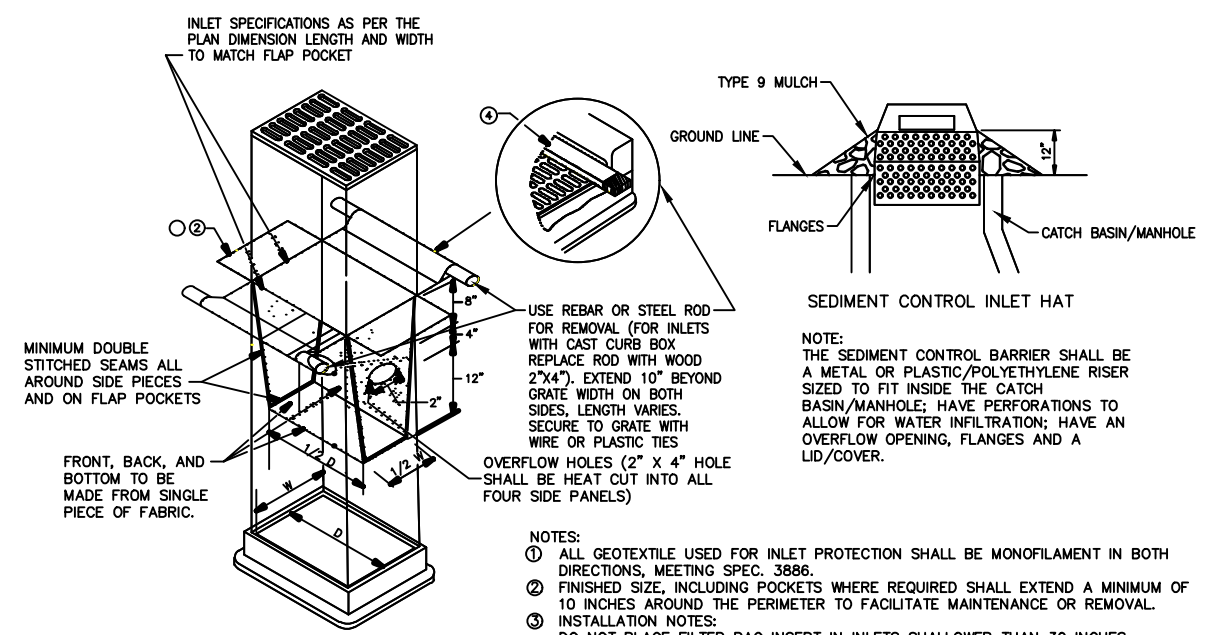
**SILT FENCE DETAIL** 1  
NOT TO SCALE FIG 5



STAPLE DENSITY SHALL BE A MINIMUM OF 3 U-SHAPED 8", 11 GAUGE METAL STAPLES PER SQUARE YARD.

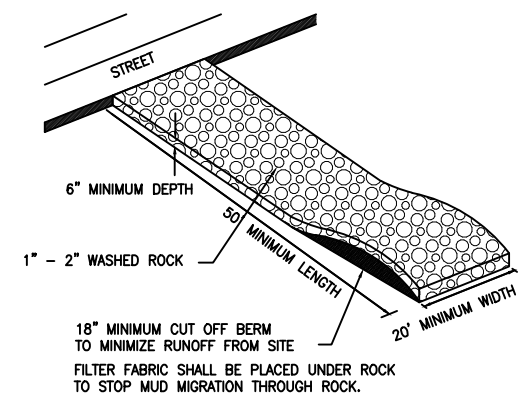
- ANCHOR TRENCH**
1. DIG 6" X 6" TRENCH
  2. LAY BLANKET IN TRENCH
  3. STAPLE AT 1.5' INTERVALS
  4. BACKFILL WITH NATURAL SOIL AND COMPACT
  5. BLANKET LENGTH SHALL NOT EXCEED 100' WITHOUT AN ANCHOR TRENCH

**EROSION CONTROL BLANKET DETAIL** 2  
NOT TO SCALE FIG 5

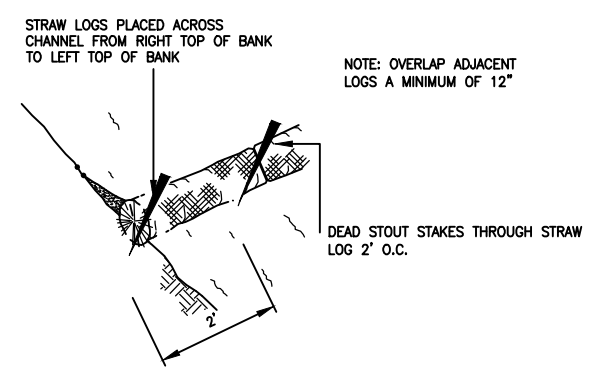


- NOTES:
- ① ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS, MEETING SPEC. 3886.
  - ② FINISHED SIZE, INCLUDING POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
  - ③ INSTALLATION NOTES: DO NOT PLACE FILTER BAG INSERT IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE PLACED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE OF 3 INCHES BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES. WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCH SIDE CLEARANCE.
  - ④ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4" OR USE A ROCK SOCK OR SAND BAGS IN PLACE OF THE FLAP POCKETS.

**INLET PROTECTION DETAIL** 3  
NOT TO SCALE FIG 5



**ROCK CONSTRUCTION ENTRANCE** 4  
NOT TO SCALE FIG 5



**BIOROLL DETAIL** 5  
NOT TO SCALE FIG 5

REV	REVISION DESCRIPTION	DWN	APP	REV DATE

SEAL

**NOT FOR CONSTRUCTION**

PRIME CONSULTANT

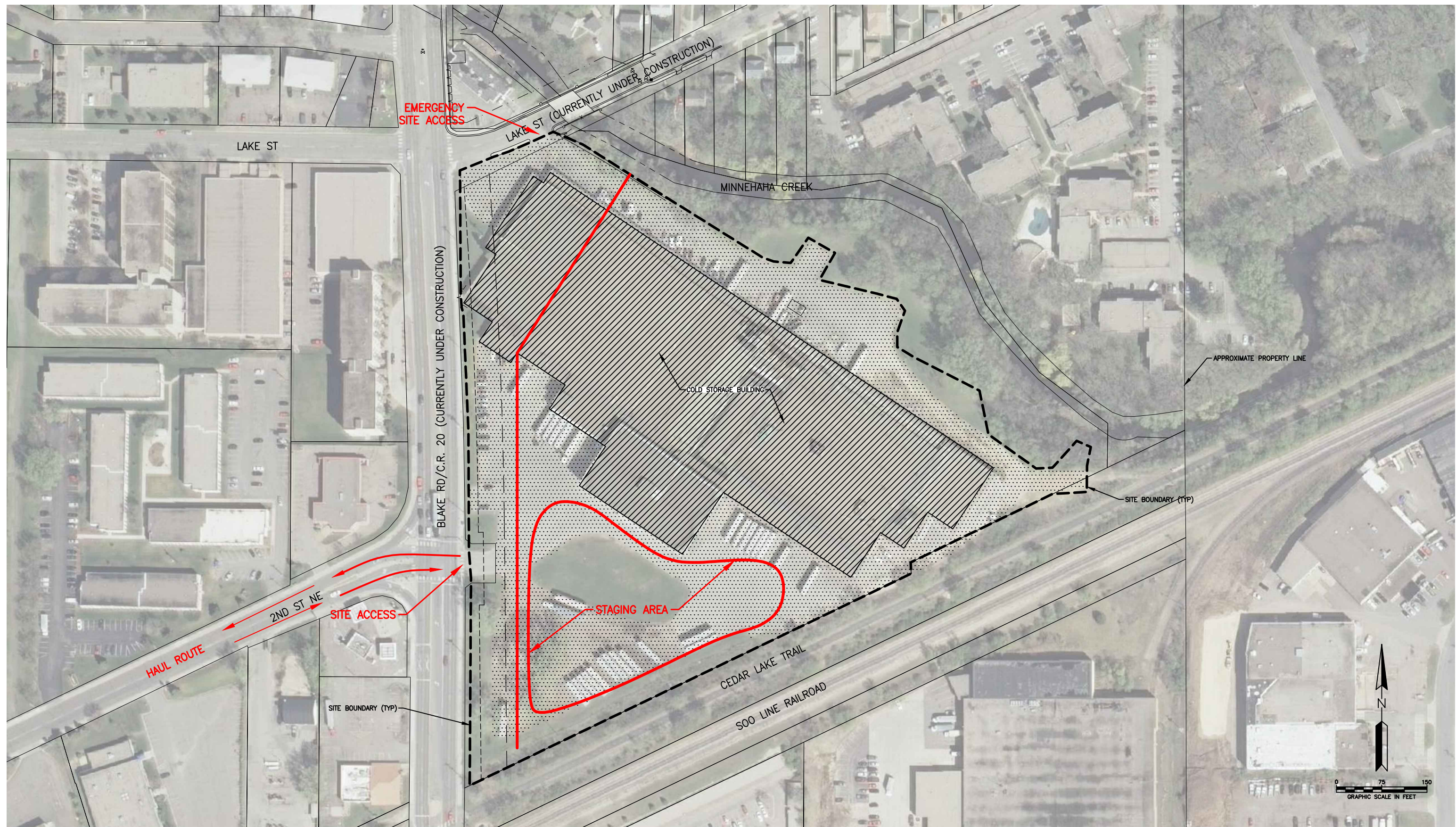
Responsive partner. Exceptional outcomes.

PROJECT TITLE  
HOPKINS COLD STORAGE  
DEMOLITION PROJECT  
325 BLAKE ROAD, HOPKINS, MINNESOTA

MINNEHAHA CREEK  
WATERSHED DISTRICT  
QUALITY OF WATER, QUALITY OF LIFE

SHEET TITLE			
EROSION CONTROL DETAILS			
DWN BY	CHK'D	APP'D	DWG DATE
JVB	ES	ES	SCALE AS SHOWN
PROJECT NO.	SHEET NO.	REV NO.	
0185-5090	FIGURE 5		





REV	REVISION DESCRIPTION	DWN	APP	REV DATE

SEAL

**NOT FOR CONSTRUCTION**

PRIME CONSULTANT



**WENCK**

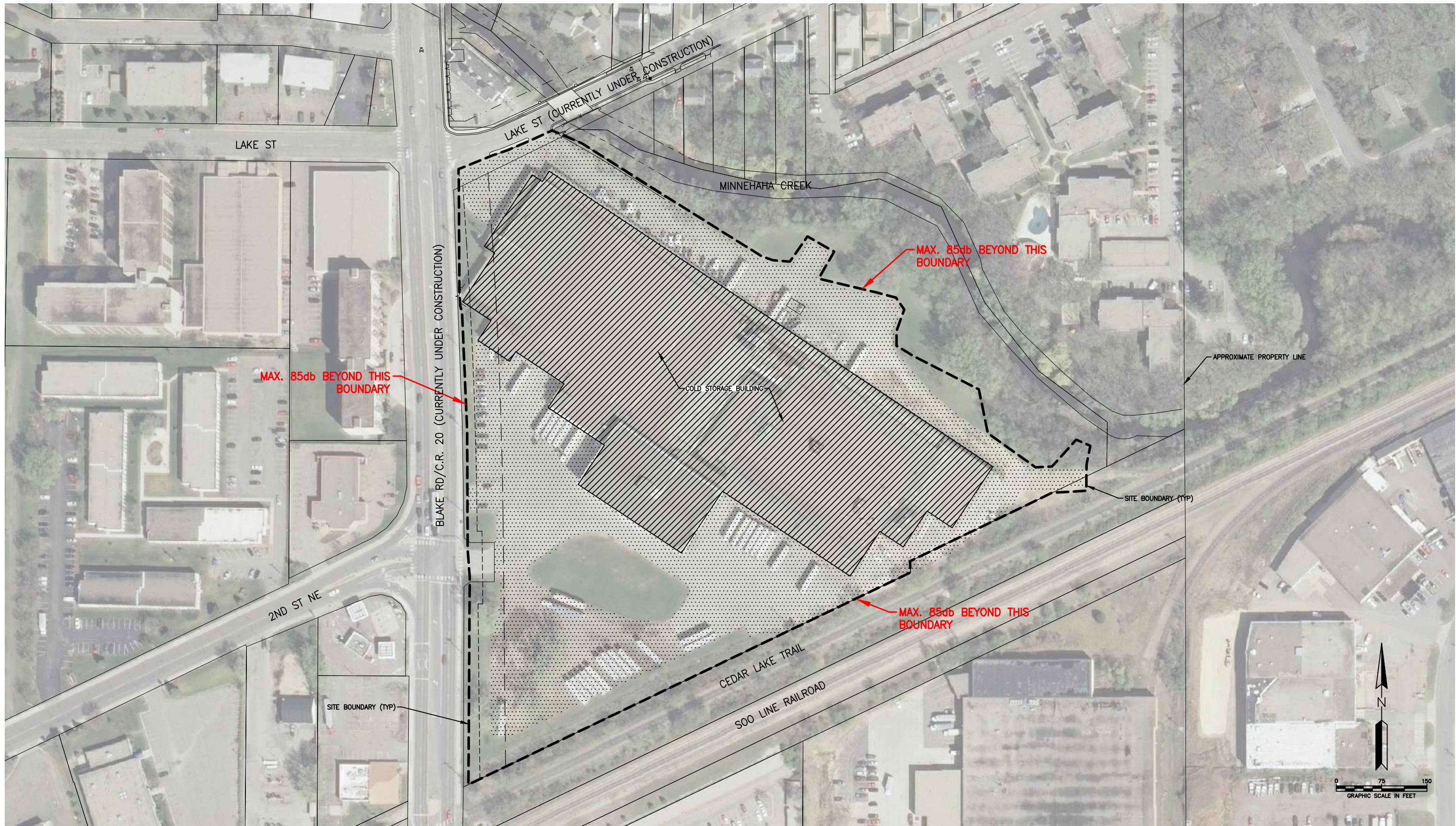
Responsive partner. Exceptional outcomes.

PROJECT TITLE  
**HOPKINS COLD STORAGE DEMOLITION PROJECT**  
 325 BLAKE ROAD, HOPKINS, MINNESOTA



**MINNEHAHA CREEK WATERSHED DISTRICT**  
 QUALITY OF WATER, QUALITY OF LIFE

SHEET TITLE			
<b>STIE ACCESS, HAUL ROUTES AND STAGING AREA</b>			
DWN BY	CHK'D	APP'D	DWG DATE
JVB	ES	ES	SCALE AS SHOWN
PROJECT NO.	SHEET NO.	REV NO.	
0185-5090	FIGURE 7		



REV	REVISION DESCRIPTION	DWN	APP	REV DATE

SEAL

**NOT FOR CONSTRUCTION**

PRIME CONSULTANT



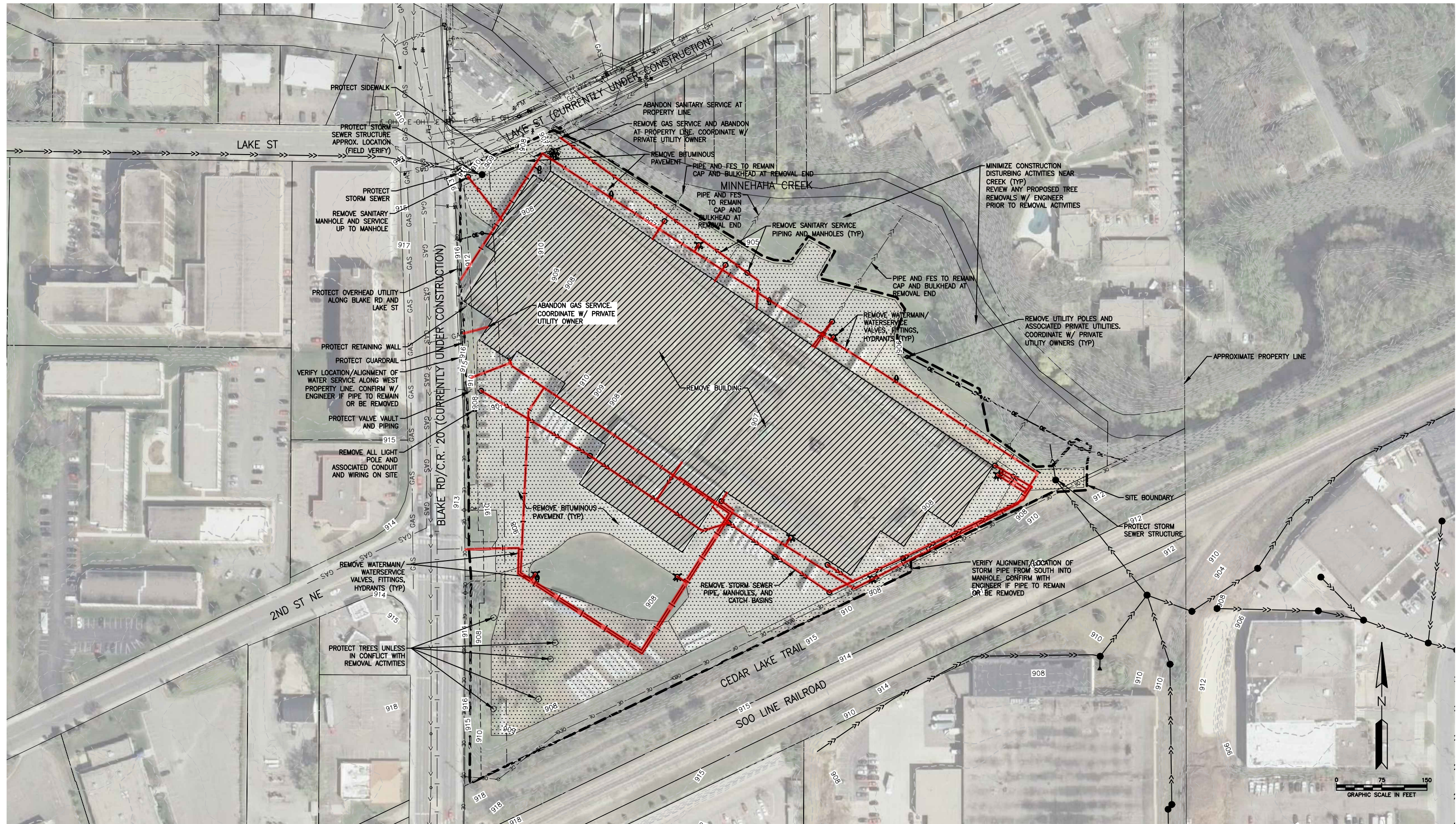
Responsive partner. Exceptional outcomes.

PROJECT TITLE  
**HOPKINS COLD STORAGE DEMOLITION PROJECT**  
 325 BLAKE ROAD, HOPKINS, MINNESOTA



**MINNEHAHA CREEK WATERSHED DISTRICT**  
 QUALITY OF WATER, QUALITY OF LIFE

SHEET TITLE <b>NOISE ORDINACE</b>			
DWN BY <b>JVB</b>	CHK'D <b>ES</b>	APP'D <b>ES</b>	DWG DATE <b>SCALE AS SHOWN</b>
PROJECT NO. <b>0185-5090</b>	SHEET NO. <b>FIGURE 8</b>	REV NO.	



- NOTES:
- SEE SHEET FIGURE 3.
  - ONE 10,000 GALLON FUEL OIL UNDERGROUND STORAGE TANK WAS ABANDONED IN-PLACE BENEATH THE BUILDING IN 1990. THE TANK IS LOCATED JUST SOUTH OF THE MAIN POWER TRANSFORMER AREA BENEATH THE BUILDING. CONTRACTOR SHALL REMOVE ABANDONED STORAGE TANK.
  - UTILITIES SHOWN ON THIS SHEET MAY NOT BE ACCURATE TO LOCATION AND MAY BE SHIFTING WITH ROAD CONSTRUCTION. COORDINATE REMOVALS AND CAPPING WITH ROAD RECONSTRUCTION CONTRACTOR.

REV	REVISION DESCRIPTION	DWN	APP	REV DATE

SEAL

**NOT FOR CONSTRUCTION**

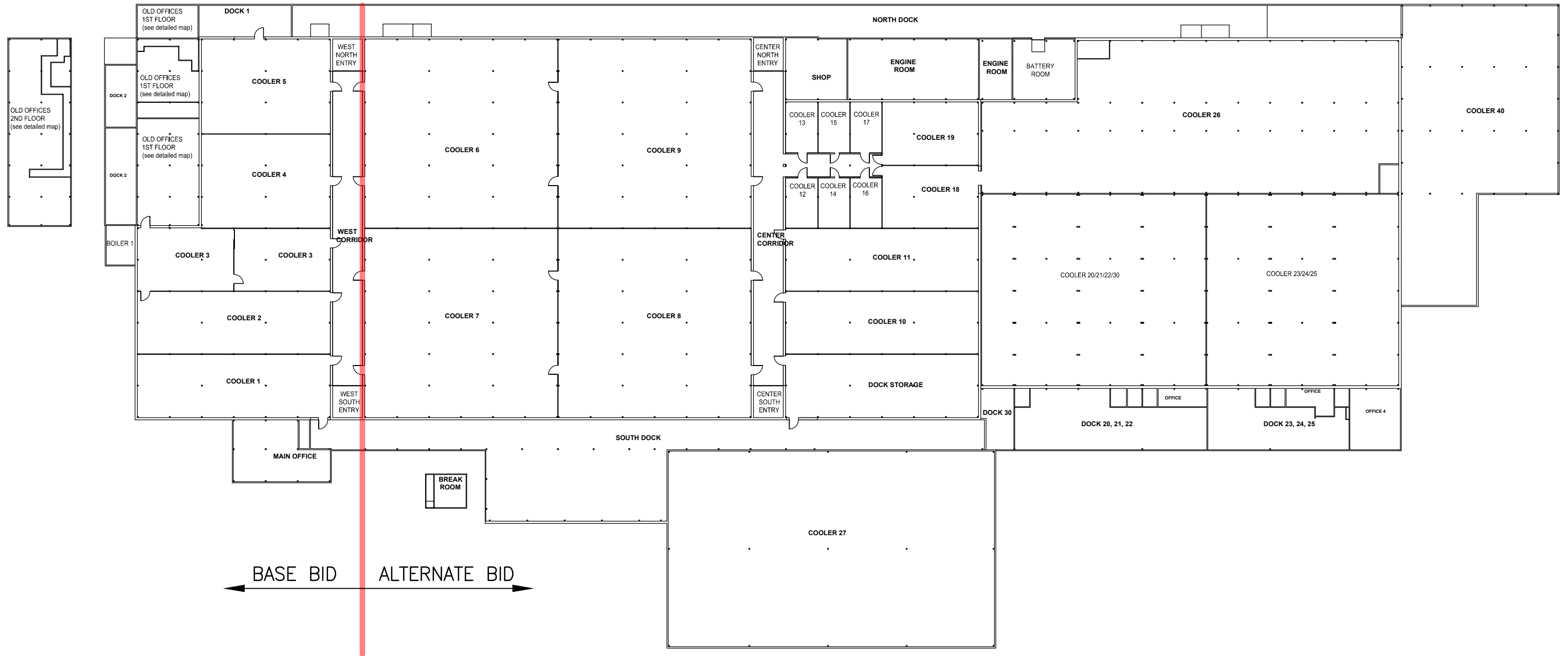
PRIME CONSULTANT

Responsive partner. Exceptional outcomes.

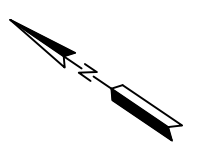
PROJECT TITLE  
**HOPKINS COLD STORAGE DEMOLITION PROJECT**  
 325 BLAKE ROAD, HOPKINS, MINNESOTA

**MINNEHAHA CREEK WATERSHED DISTRICT**  
 QUALITY OF WATER, QUALITY OF LIFE

SHEET TITLE		SHEET NO.		REV NO.	
UTILITY ABANDONMENT PLAN		FIGURE 9			
DWN BY	CHK'D	APP'D	DWG DATE		
JVB	ES	ES	SCALE AS SHOWN		
PROJECT NO.	SHEET NO.				
0185-5090	FIGURE 9				



← BASE BID      ALTERNATE BID →



REV	REVISION DESCRIPTION	DWN	APP	REV DATE

SEAL

**NOT FOR CONSTRUCTION**

PRIME CONSULTANT



Responsive partner. Exceptional outcomes.

PROJECT TITLE  
**HOPKINS COLD STORAGE  
 DEMOLITION PROJECT**  
 325 BLAKE ROAD, HOPKINS, MINNESOTA



**MINNEHAHA CREEK  
 WATERSHED DISTRICT**  
 QUALITY OF WATER, QUALITY OF LIFE

SHEET TITLE <b>BUILDING LAYOUT</b>			
DWN BY <b>JVB</b>	CHK'D <b>ES</b>	APP'D <b>ES</b>	DWG DATE
PROJECT NO. <b>0185-5090</b>		SCALE <b>AS SHOWN</b>	REV NO.
SHEET NO. <b>FIGURE 10</b>		REV NO.	