

Minnehaha Creek Watershed District

REQUEST FOR BOARD ACTION

MEETING DATE: March 22, 2018

TITLE: Authorization to execute a contract with Wenck Associates for demolition services for 325 Blake Road

RES. NUMBER: 18-027

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 an agreement with Wenck Associates for demolition services for 325 Blake Road to lead project coordination and complete plans and specifications for demolition and asbestos abatement at the site.

PROJECT/PROGRAM LOCATION:

325 Blake Road North, Hopkins

PROJECT TIMELINE:

March 2018 – Initiate pre-demolition planning
April 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: \$107,473 (\$102,355 + 5% contingency)
Is a budget amendment requested? No
Is additional staff 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
April 24, 2014	RBA 14-029	Authorization to award design contract for Powell Road
July 31, 2014	RBA 14-060	Authorization to submit PFA application
October 23, 2014	RBA 14-086	Approval of Powell Road final design, bid and permit
March 26, 2015	RBA 15-028	Award construction contract for Powell Road
February 25, 2016	RBA 16-015	Authorization to conduct stormwater monitoring
April 28, 2016	RBA 16-044	Authorization to execute Letter of Intent for Lake Street
February 9, 2017	RBA 17-009	Authorization to enter cooperative agreement (MCES-City)

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 is the focal point of the Request for Qualifications (RFQ) for a Master Developer; a selection process that is presently underway. MCWD anticipates selecting a master developer for the site in May 2018.

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, MCWD initiated preliminary demolition planning with Wenck Associates in 2014-2015 to investigate elements such as safety, risk, liability, carrying cost, return on investment and site aesthetics. In addition to the preliminary demolition plan, in 2017 the MCWD completed additional environmental assessments associated with moving this project forward in 2018 including a Phase 1 Environmental Site Assessment (ESA), Phase II ESA, a Construction Contingency Plan (CCP) and Response Action Plan (RAP). Wenck Associates remained the lead consultant on all of this continued work, including direct contract work with Hennepin County to complete additional environmental investigations on the 325 Blake Road site that were being funded through Hennepin County Environmental Responses Funds.

MCWD governance policies state that the Administrator will not enter into a professional services contract exceeding \$25,000 without using a competitive process. Staff has not obtained competitive quotes in this case under the rationale that Wenck Associates is uniquely qualified for this project based on its history of work for the MCWD and County on this project, its extensive knowledge of demolition processes and risks, and involvement in multiple other projects in the Blake Road Corridor. For the reasons outlined above, the Administrator recommends that the Board proceed without a competitive selection process.

Regarding projected demolition costs, due to the size and nature of the present facility (industrial freezer), the total cost of demolition, asbestos abatement and environmental remediation are projected to be in the range of \$2,500,000.

The MCWD is seeking County assistance with demolition costs while exploring multiple avenues for financial assistance with asbestos abatement and soil remediation. Timing of demolition is also a critical factor with the reconstruction of Blake Road. The County Road is scheduled to begin construction in 2018 and requires an expansion of road right-of-way -- literally clipping a corner of the existing building -- to accomplish the multi-

modal roadway that has been designed, including a calm, inviting, pedestrian friendly road with dual pedestrian/bike trails. If at least a portion of the building cannot be removed ahead of the road reconstruction, then significant additional cost will be incurred to bury utilities and complete the multi-use trail after the fact.

The MCWD was awarded \$500,000 from the Hennepin County TOD grant fund during the fall 2017 cycle to assist with site demolition. The MCWD submitted a second application to the Hennepin County TOD fund during the spring 2018 round as part of a phased demolition grant funding request. These results of that grant cycle have not yet been released. Unfortunately, the MCWD did not receive asbestos abatement funds from Metropolitan Council that were targeted during the fall 2017 round. The MCWD intends to apply for those grant dollars in May 2018 with a master developer on board to strengthen the application and further detail critical factors such as affordable units and job creation. If successful, the combination of these funds will finalize the MCWD's funding package for clearing the site.

Staff have been working with Wenck Associates to segregate elements of the overall decommissioning, demolition, and asbestos abatement process into a phased approach. This approach will provide better positioning with each of the targeted grant funds while allowing the MCWD to maintain the ambitious schedule needed to meet the requirements of the road reconstruction and redevelopment work.

Phase one of this work is included in the attached proposal. The scope of work for this phase of the project consists of project coordination, creation of demolition and abatement specifications for bidding, and completion of bid processes to award the demolition contract. The work has been broken into two overarching tasks: Task 1.0 – Project Coordination, and Task 2.0 – Demolition/Abatement Specifications.

- **Task 1.0 - Project Coordination:**
This work will be conducted on an as needed basis dependent on guidance by MCWD staff. Due to the many projects presently underway in the Blake Corridor, all of which require MCWD involvement, Wenck will assist in coordination of those efforts to ensure alignment with demolition and stormwater implementation. Wenck will also provide grant assistance on an as needed basis. Historically, MCWD staff have led all grant application drafting and submittal. To ensure the MCWD is prepared for spring and fall 2018 grant rounds, Wenck included the application process within its scope of work, with the level of work and involvement to be determined by staff as those application periods approach.
- **Task 2.0 - Demolition/Abatement Specifications**
This task consists of all work necessary to deliver the project to a selected contractor for demolition and abatement services. Wenck will conduct a supplemental asbestos demolition survey to identify suspect asbestos-containing material that could not be previously conducted during occupancy of the building, create demolition and abatement specifications for the site and explore salvaging options, all as part of the pre-demolition plan. Upon completion of the pre-demolition plan and specification development, Wenck will facilitate pre-bid tours, issue all clarifications and addenda as needed, and provide a final bid tabulation and a recommendation of contractor upon bid opening.

Staff is recommending the MCWD Board of Managers authorize the administrator to enter into an agreement with Wenck Associates for demolition services for 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:

- 325 Blake Road – project coordination and demolition/abatement specifications scope of work

RESOLUTION

RESOLUTION NUMBER: 18-027

TITLE: **Authorization to execute a contract with Wenck Associates for demolition services for 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 2015 and 2017 the MCWD completed additional environmental assessment work including a Phase 1 Environmental Site Assessment (ESA), Phase II ESA, a Construction Contingency Plan (CCP) and Response Action Plan (RAP), and Wenck Associates remained the lead consultant of this environmental work including supplementary site investigation work that was contracted by Hennepin County;

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; Wenck Associates is uniquely qualified for this project based on its history of work for the MCWD on this project, its extensive knowledge of demolition processes and risks, and its involvement in multiple other projects in the Blake Road Corridor; and

WHEREAS, MCWD governance policies specify a competitive process for selection of professional services for a scope exceeding \$25,000, however Wenck Associates has developed a strong understanding of this unique site and the goals of the MCWD within the Minnehaha Creek Greenway, as well as their work to date in developing preliminary demolition plans and environmental assessments, making the firm uniquely qualified to assist with demolition services;

NOW, THEREFORE, BE IT RESOLVED that the Minnehaha Creek Watershed District Board of Managers hereby authorizes the District Administrator to execute a contract with Wenck Associates for demolition services for the 325 Blake Road property for an amount of \$102,355;

BE IT FURTHER RESOLVED that the District Administrator is authorized to amend the contract up to 5% of the total cost, for a not-to-exceed amount of \$107,473.

Resolution Number 18-027 was moved by Manager _____, seconded by Manager _____.
Motion to adopt the resolution ___ ayes, ___ nays, ___ abstentions. Date: _____.

Secretary Date: _____

Proposal



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To: Michael Hayman, Planner & Project Manager,
Minnehaha Creek Watershed District

From: Chris Meehan, P.E., CFM, Wenck Associates, Inc.

Date: March 15, 2018

Subject: 325 Blake Road – Project Coordination and Demolition/Abatement Specifications

Scope of Work

Wenck Associates, Inc. (Wenck) is pleased to submit a scope of work and schedule to aid in project coordination and create demolition and abatement specifications for the Hopkins Cold Storage building and site located at 325 Blake Road in Hopkins, Minnesota.

Wenck Associates, Inc. proposes the following tasks to complete the project.

- Task 1.0 Project Coordination
- Task 2.0 Demolition/Abatement Specifications

A detail description for each of the above tasks is provided below.

Task 1.0 Project Coordination

The demolition of 325 Blake Road will be a fast-moving project that requires continual coordination as there are many factors at play. Wenck will coordinate with entities impacted including the City of Hopkins, Hennepin County, Met Council, and the Master Developer (to be determined). Wenck will also provide assistance for two upcoming grant applications. Work will consist of the following subtasks:

- Overall Project Coordination
- Blake Road Reconstruction Coordination
- Lake Street Reconstruction Coordination
- 325 Blake Road Mater Developer Coordination
- Grant Application (Spring 2018)
- Grant Application (Fall 2018)

Objectives:

- Coordinate with entities that impact the site
- Coordinate with entities that the proposed demolition impact
- Submit grant applications to secure funding for demolition and abatement of the building

Mr. Michael Hayman
Planner and Project Manager
Minnehaha Creek Watershed District
March 15, 2018



Deliverables and meetings:

- Two (2) Grant Applications (D)
- Eight (8) meetings total with District and impacted entities (M)

Task 2.0 Demolition/Abatement Specifications

The demolition of the 325 Blake Road site will require a detailed specification, including asbestos and regulated material removal for the building, to ensure proper removal and disposal of site materials. Wenck will conduct a supplemental asbestos demolition survey to identify suspect asbestos-containing material that could not be previously conducted during occupancy of the building. Wenck will then create demolition and abatement specifications for the 325 Blake Road site and explore salvaging options (pre-demolition plan). Upon completion of the survey, pre-demolition plan, and specifications, Wenck will facilitate pre-bid tours, issue all clarifications and addenda as needed, and provide a final bid tabulation and recommendation upon bid opening. Work will consist of the following subtasks:

- Supplemental Asbestos Demo Survey
- Pre-Demolition Plan
- Demolition and Abatement Specifications
- Bid Administration

Objectives:

- Use destructive/intrusive mean to survey the building roofing system and interior to identify suspect asbestos-containing material (ACM)
- Identify homogenous suspect ACM in accordance with current state and federal regulations and document its location, estimated quantity, and condition
- Sample suspect ACM for laboratory analysis in accordance with sampling protocols outlined by state and federal regulations. Sample collection will include destructive means unless directed otherwise. Note that the sampling of roofing material is included in this proposal unless directed otherwise. Roof sample locations will be patched by typical "cold-patch" means that provide no warranty against water intrusion.
- Provide a report summarizing the findings of the demo survey
- Explore salvaging options to have loose items (such as shelving units) sold and removed prior to building and site demolition bidding
- Facilitate all necessary planning and permitting meetings
- Create a global project schedule
- Conduct a reconnaissance of the site for mapping and document coordination
- Develop demolition design documents with all provisions for the respective bidders to gain the necessary permits needed to conduct all abatement and demolition activity. These design documents will be created as 50%, 90%, and 100% review sets that will be presented to the project team

Mr. Michael Hayman
 Planner and Project Manager
 Minnehaha Creek Watershed District
 March 15, 2018



- Facilitate pre-bid tours for all bidders and provide suitable planning time for cost preparation by bidders and their subcontractors.
- Address bidding questions and issue clarifications and addenda as needed
- Open and evaluate bids and make recommendation

Deliverables and meetings:

- Project Schedule (D)
- Report summarizing findings of destructive demo survey (D)
- Demolition Design Documents (D)
- Planning and permitting meetings, as necessary (M)
- Two (2) Pre-bid meeting tours (M)
- Bid Opening (M)
- Tabulate bids, analyze and make recommendation (D)

Project Estimate

TASK NO.	TASK NAME	ESTIMATED FEE
1.0	Project Coordination	\$25,680
2.0	Demolition/Abatement Specifications	\$76,675
TOTAL		\$102,355

Each task includes the expected minimum level of effort using the most efficient discounted hourly rates that are currently used by MCWD along with direct expenses covering mileage, survey equipment, etc.

Anticipated Schedule

Wenck anticipates the following schedule:

- Task 1.0 Project Coordination
 - Project Coordination complete by summer 2018
 - Grant applications complete by fall 2018
- Task 2.0 Demolition/Abatement Specifications
 - Supplemental Asbestos Demo Survey complete by spring 2018
 - Pre-Demolition Plan complete by spring 2018
 - Demolition and Abatement Specifications complete by spring 2018
 - Bid Administration complete by early summer 2018

A final specification will be delivered by electronic means unless a paper copy is requested.

Mr. Michael Hayman
Planner and Project Manager
Minnehaha Creek Watershed District
March 15, 2018



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Wenck appreciates the opportunity to provide you with our proposal. If you have any questions or comments regarding this proposal, please call me at (763) 252-6844.

Sincerely,

WENCK ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'CJM', is positioned above the typed name.

Chris Meehan, P.E.
Project Manager