



Title: Draft Request for Proposals for Design Services for 325 Blake Road Stormwater Management and Site Restoration

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Purpose:

At the August 13, 2020 Board of Managers meeting, staff will provide an overview of the draft Request for Proposals (RFP) for design services for 325 Blake Road stormwater management and site restoration.

Background:

The Minnehaha Creek Watershed District (MCWD) purchased the site at 325 Blake Road in 2011 as a crucial piece of the overall Minnehaha Creek Greenway. In addition to providing a missing link in the Greenway, the site will manage stormwater from approximately 270 surrounding acres and provide a unique natural amenity in the rapidly evolving Southwest Light Rail Transit corridor.

Since the time of purchase, MCWD has demolished the former cold storage warehouse located on the site and prepared the site for implementation of its stormwater and Greenway restoration project, as well as a potential redevelopment of the remainder of the site. In order to gain a deeper understanding of the site from a natural resources and redevelopment perspective prior to project implementation, MCWD has engaged in a significant amount of preliminary visioning and technical work over the last several years. This work includes an internal design charrette that lays out potential Greenway and redevelopment scenarios, engineering analyses that outline the technical requirements of treating a large quantity of regional stormwater, and market analyses that assess the potential for integrating the stormwater and Greenway improvements with a comprehensive redevelopment in partnership with the City of Hopkins and a private development partner.

The background work described above was conducted with the goal of informing a thoughtful design for the MCWD's stormwater and Greenway restoration project. The project will need to carefully integrate a large scale stormwater treatment facility on a highly visible site with the potential to attract diverse users of the regional trail and Light Rail Transit systems, and residents from the surrounding neighborhoods and further afield. The draft RFP described below is intended to attract consultant teams that can deliver on this lofty yet nuanced vision, while maintaining the flexibility to integrate MCWD's capital project with a comprehensive redevelopment of the site if conditions allow.

Summary:

At the August 13, 2020 Board of Managers meeting, staff will provide an update on the status of the draft RFP and present the major design and engineering elements. The draft RFP includes design and engineering services for the 325 Blake Road Regional Stormwater and Greenway capital project, as well as the closely related Cottageville Park Phase II Riparian Restoration capital project. Designing and constructing these projects together will provide economies of scale and allow for the design of a seamless ecological and trail corridor through this segment of the Greenway.

The draft RFP is comprised of four main sections:

- **Background and Project Overview:** includes project information, including an overview of each anticipated design element and a summary of feasibility and conceptual work completed to date
- **Scope of Services:** a preliminary overview of required tasks, including community and stakeholder engagement, project design, bid document creation and bid support, and construction management

- Instructions to Proposers: an overview of submittal requirements, timeline, and selection criteria
- Disclosures: documentation of the District's rights and proposers' liabilities in the preparation of responses to the RFP

Furthermore, the draft RFP lays out two potential tracks for the design of MCWD's capital project: 1) a stormwater and Greenway restoration project (on approximately 5 acres) that is integrated with a concurrent comprehensive redevelopment of the entire site; and 2) a standalone stormwater and Greenway restoration project (on approximately 5 acres) that leaves the rest of the parcel for redevelopment at a later time. Respondents to the RFP will be expected to demonstrate the ability to implement either track with a high degree of creativity.

Staff will present the draft RFP to the Board, answer Board members' questions, and solicit feedback on the overall direction and strategy of the RFP, in addition to any specific elements that warrant discussion. Staff will incorporate this feedback into a final version of the RFP, which will be brought forward at the August 27, 2020 Board of Managers meeting for authorization to release. Staff will also provide a more detailed timeline for proposal evaluation, scope approval, and contract award at the August 27, 2020 meeting.

Questions regarding the draft Request for Proposals can be directed to Gabriel Sherman at gsherman@minnehahacreek.org or 952.641.4510.