

MEETING DATE: January 29, 2015

TITLE: Authorization to complete additional investigation of presumed asbestos-containing material (PACM) at the 325 Blake Road property

RESOLUTION NUMBER: 15-010

PREPARED BY: Michael Hayman

E-MAIL: mhayman@minnehahacreek.org

TELEPHONE: 952-471-8226

REVIEWED BY: Administrator Counsel Program Mgr. (Name): _____
 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 (specify): <u>For final approval January 29, 2015</u>	

PURPOSE or ACTION REQUESTED:

MCWD Staff requests Board authorization to amend the agreement with Wenck Associates for demolition planning to complete additional investigations to further define the presence, quantity, and location of presumed asbestos-containing material (PACM) at the 325 Blake Road property for an amount not-to-exceed \$12,365.00

PROJECT/PROGRAM LOCATION:

MCWD Property, 325 Blake Road, Hopkins MN

PROJECT TIMELINE:

2014	Demolition planning
February 2015	Additional investigation
March 2015	Board presentation

PROJECT/PROGRAM COST:

Fund name and number: Land Restoration #3202
 2014 budget: \$300,000
 2014 Expenditures to date: \$65,538.07 as of 11/30/2014 (\$30,900 for demolition planning)
 Requested amount of funding: \$12,365 (utilizing 2014 carryover)
 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	Review Draft Feasibility	No Action Required
June 27, 2013	Public Hearing for Ordering	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

SUMMARY:

Throughout 2014 the District worked with Wenck Associates to draft a plan for demolition and preparation of the 325 Blake Road site. The Board recognized demolition planning as one component of pre-development planning that is timely to advance as it will inform future capital costs, schedule and logistics enabling the pursuit of pre-development grant funding. Further, while contemplating future disposition of the site and redevelopment opportunities, the District must also consider issues such as safety, risk, liability, carrying cost, return on investment and site aesthetics, and be prepared to immediately act in clearing the site once the property becomes vacant.

Through development of the demolition plan an asbestos and regulated materials survey was performed at the site to identify suspect asbestos-containing materials (ACMs), polychlorinated biphenyls (PCBs), ozone depleting chemicals (ODCs) and other regulated materials. The completed survey did not include areas that were restricted or locked, and did not fully examine all areas due to the destructive nature of such testing and potential impact to the building and/or operations. In the areas that were surveyed, ACMs were located more broadly than anticipated.

Additional investigation to further define the presence, quantity, and location of presumed asbestos-containing material (PACM) will refine the overall cost estimate for abatement, assist the District in seeking grant assistance for abatement activities, and refine the construction schedule. An example of areas that require further investigation include elements such as sub-slab insulation, wall/floor insulation, and roofing materials. Staff will coordinate closely with the property management company and tenants to ensure additional investigation does not impact operations, can be completed in unison with daily activities, and will not impact material warranties for the property. Areas where it is determined that further investigation cannot be completed until the building is unoccupied will be flagged and completed upon vacancy.

Staff is requesting Board authorization to amend the agreement with Wenck Associates to complete additional investigations to further define the presence, quantity, and location of PACM at the 325 Blake Road property. Upon conclusion of the additional investigation the draft demolition plan will be completed and presented to the Board.

RESOLUTION

RESOLUTION NUMBER: 15-010

TITLE: **Authorization to complete additional investigation of presumed asbestos-containing material (PACM) at the 325 Blake Road property**

WHEREAS, in March 2014 the District entered into agreement with Wenck Associates to complete demolition planning for 325 Blake Road in an amount not-to-exceed \$30,900;

WHEREAS, through development of the demolition plan an asbestos and regulated materials survey was performed at the site to identify suspect asbestos-containing materials (ACMs), polychlorinated biphenyls (PCBs), ozone depleting chemicals (ODCs) and other regulated materials; and

WHEREAS, in areas that could be surveyed, ACMs were located more broadly than anticipated;

WHEREAS, additional investigation to further define the presence, quantity, and location of presumed asbestos-containing material (PACM) will refine the overall cost estimate for abatement, assist the District in seeking grant assistance for abatement activities, and refine the construction schedule, thereby providing a comprehensive analysis for demolition planning;

NOW, THEREFORE, BE IT RESOLVED that the Minnehaha Creek Watershed District Board of Managers hereby authorize the District Administrator to amend the agreement with Wenck Associates in an amount not to exceed \$12,365 to complete additional investigation at the 325 Blake Road property.

Resolution Number 15-010 was moved by Manager _____, seconded by Manager _____.
Motion to adopt the resolution ___ ayes, ___ nays, ___ abstentions. Date: _____.

Secretary Date: _____

**DRAFT for discussion purposes only and subject to Board approval and the availability of funds.
Resolutions are not final until approved by the Board and signed by the Board Secretary.**