



Title: MCWD Campus Improvements Design Options

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Purpose: At the April 9, 2020 Operations and Programs Committee (OPC) meeting, staff will provide an overview of current design for the MCWD Campus Improvements project, discuss project budget projections, and detail ongoing coordination with both adjacent property owners and the city of Minnetonka.

Background: Over the last eight years since establishing its offices at 15320 Minnetonka Blvd., the Minnehaha Creek Watershed District (MCWD) has implemented periodic maintenance and improvements for its campus. The condition of certain facilities have now degraded to the extent that routine maintenance is no longer adequate or economical. As a result, the MCWD Board of Managers approved an Operations Program capital improvement budget of \$414,000 to design and implement campus improvements in 2020. Following a request for proposals process to select a design team, the Board approved a contract with LHB, Inc. for \$44,494 at its February 27, 2020 meeting. The scope of this contract includes design of expanded and upgraded parking areas, enhanced greenspace and stormwater treatment, and on-site equipment storage and a refuse enclosure.

Summary: Design has progressed well over the last six weeks. Through design development, LHB has identified that the parking lot and driveway replacement costs first contemplated in Wenck's concept plan budget estimate were undervalued based on current sub-grade conditions and cost of replacement. This considerably affects the overall project budget, and staff will be working to refine costs throughout the week for discussion with the OPC.

Ongoing coordination with both Campbell-Sevey and Westdale Floral has been positive. Concurrently, staff has worked with legal counsel to review property encumbrances to ensure that planned improvements are not in conflict with a variety of easements recorded on the MCWD property. This review did identify a 1990 driveway easement that requires the property owners of 15320 Minnetonka Blvd and 15350 Minnetonka Blvd (the Campbell-Sevey property) to be in agreement regarding maintenance of the shared driveway. Staff will work with legal counsel to develop an agreement to be entered into with Campbell-Sevey to memorialize terms of coordination and cost-sharing once design is advanced and cost estimates are further refined.

The city of Minnetonka has permit authority for erosion control, stormwater management, and wetland protection, and the site is also governed by a 1986 planned unit development (PUD) agreement with the city. As a result, MCWD staff have engaged city staff to review draft plans to ensure compliance with the suite of applicable rules.

At the April 9 Board of Managers meeting, staff will step through current design plans and associated costs, recommend design direction, and provide an overview of next steps in the design process to reach an anticipated bid date in early July 2020.

Supporting document:

Attachment 1: Draft MCWD Campus Improvements Site Plan



SITE PLAN

200017 | Minnehaha Creek Watershed District Office

April 6, 2020

