



## MEMORANDUM

**To:** MCWD Board of Managers

**From:** Laura Domyancich

**Date:** July 23, 2018

**Re:** Item 4.2 – Minnehaha Preserve Boardwalk Repairs Update. July 26, 2018 Board Meeting

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### **Purpose:**

This memo provides information regarding recent activities to complete repairs to the Minnehaha Preserve Boardwalk.

### **Background:**

The Minnehaha Preserve Boardwalk was constructed in 2014 as part of the Reach 20 capital project, which also included a remeander of Minnehaha Creek, ecological restoration, and interpretive signage. The boardwalk is inspected several times each year both through formal inspections by Project Maintenance and Land Management (PMLM) staff and opportunistically by other MCWD and City of St. Louis Park staff. As normal wear and tear has been discovered over the last four years, necessary minor repairs have been completed by Blackstone Contractors, the original prime contractor for the project.

As the boardwalk ages, a higher degree of repair and replacement of failing boards is necessary to maintain the integrity of the boardwalk. A June 2018 PMLM staff inspection revealed that several boards were warped, split, or developing holes. Initial efforts to have this damage repaired were unexpectedly delayed by Blackstone Contractors. In July 2018, when Blackstone Contractors was able to mobilize to make the repairs, PMLM staff re-inspected the boardwalk and marked approximately 235 boards to be replaced. Blackstone Contractors estimated the cost of the repairs to be \$9000 in labor and materials.

Given the concern for public safety, staff identified a need to complete these repairs within a short timeframe. Staff requested President White's approval of the \$9000 expenditure, which was provided on July 17, 2018. Repairs to the boardwalk are to be completed by Blackstone Contractors by July 24, 2018.

### **Next Steps:**

Going forward, District staff will be working to draft and enter into a long-term maintenance contract with Blackstone Contractors to complete annual repairs to the boardwalk system. The contract will be based on a timeline that will be responsive to biannual inspections by MCWD staff. Based on feedback from staff at Park Nicollet, 10% of the Methodist Hospital boardwalk is replaced annually, and staff will use that replacement estimate to budget for repairs in coming years. This annual maintenance contract will prevent future needs for emergency repairs.

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MCWD staff will also schedule biannual project inspections with City of St. Louis Park staff so that management of the entire site and implementation of the Minnehaha Preserve Operations and Maintenance Plan is coordinated. The Operations and Maintenance Plan also calls for inspection of the boardwalk and bridges by a structural engineer every two years, which PMLM staff will coordinate.

If there are questions in advance of the meeting, please contact Laura Domyancich at 952.641.4582 or [ldomyancich@minnehahacreek.org](mailto:ldomyancich@minnehahacreek.org).

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