



Title:	Authorization to Amend the Phase II Design Contract with HDR for 325 Blake Road Restoration and Redevelopment to Include Pre-Bid Coordination
Resolution number:	23-036
Prepared by:	Gabriel Sherman (952) 641-4510 gsherman@minnehahacreek.org
Reviewed by:	Michael Hayman, Project Planning Manager
Recommended action:	The Board of Managers authorizes an amendment to the Phase II Design Contract with HDR for 325 Blake Road Restoration and Redevelopment to include additional coordination, management, and evaluation tasks between final design and bidding necessitated by a delay in redevelopment efforts
Schedule:	May 11, 2023 – Board approval of final design Spring-Fall 2023 – Coordination with Alatus and formulation of bid strategy
Budget considerations:	Fund name and code: 3145-4340 Fund budget: \$2,819,570 2023 expenditures to date: \$16,886 Requested amount of funding: \$25,000
Past Board action:	Res # 20-066 Authorization to Execute a Cooperative Agreement with the City of Hopkins for Coordinated Planning, Improvements and Development for 325 Blake Road Res # 20-067 Authorization to Release the Request for Proposals for Design Services for 325 Blake Road Stormwater Management and Site Restoration Res # 20-083 Authorization to Contract for Site Survey for 325 Blake Road Regional Stormwater and Greenway Project Res # 20-091 Authorization to Contract for Design Services for the 325 Blake Road Regional Stormwater and Greenway Project Res # 21-063 Acceptance of 30% Design for 325 Blake Road Restoration and Redevelopment Res # 21-075 Approval of Phase II Design Contract for 325 Blake Road Restoration and Redevelopment Res # 22-010 Approval of 60% Design for 325 Blake Road Restoration and Redevelopment Res # 23-009 Authorization to Amend the Phase II Design Contract with HDR for 325 Blake Road Restoration and Redevelopment to Include Structural Engineering Services Res # 23-024 Authorization to Contract with Alatus Development for Installation of Storm Sewer at 325 Blake Road Res # 23-026 Approval of Final Design for 325 Blake Road Regional Stormwater and Greenway Project

*The Resolutions listed above are specific to the design process and selection of design services. A full history of Board decisions related to the project is available.

Summary:

Background

In December 2020, Minnehaha Creek Watershed District (MCWD) contracted with HDR to provide design and engineering services to advance its stormwater and greenway project at 325 Blake Road and adjacent Cottageville Park properties in Hopkins. The design process has been phased, with the Phase I contract covering project initiation through schematic design and the Phase II contract scoped to bring the project from schematic design through final design, construction ready documents, and construction bid support. Phase I work was completed in September 2021 with Board acceptance of schematic designs, and the Phase II scope of work and contract were authorized in November 2021. Final design and construction documents were approved by the Board at its May 11, 2023 meeting.

Next Steps and Timeline

The Board typically authorizes bidding of construction at the same time it approves final design. However, uncertainty over the final shape of Alatus' commercial space and public realm adjacent to the regional stormwater pond and ongoing negotiations with Alatus on the next land sale have necessitated a gap between final design and bidding. While bidding is temporarily paused, there remains coordination and evaluation work that requires input and oversight from HDR as MCWD's licensed consulting engineer for the 325 Blake Road project.

The proposed work includes periodic coordination, management, and evaluation tasks, assigned by MCWD staff on an as-needed basis, to carry the project from final design through bidding in an amount not to exceed \$25,000. This not-to-exceed amount matches the cost to Alatus of the first extension to the purchase agreement they recently exercised and reflects MCWD's costs to continue internal planning work and coordination with Alatus and other project partners. This contract amendment will also allow MCWD staff to engage Damon Farber on landscape architecture matters as needed. A more detailed breakdown of the included work and process is included in Attachment 1: Scope of Work. This scope would be contracted as an amendment to the Phase II Design Contract for 325 Blake Road Restoration and Redevelopment with HDR. At the June 22, 2023 Board of Managers meeting, staff will bring forward this amendment for Board consideration, as well as provide a brief project update.

Supporting documents:

- Attachment 1: Scope of Work

325 Blake Road Project

Bridging between 100% and Bidding Task

HDR/DF Design Team

June 13, 2023

Overview

The HDR/DF Design Team (HDR/DF team) submitted the 100% design package for Phase II of the Minnehaha Creek Watershed District's (District) 325 Blake Road Regional Stormwater and Greenway project (project) at the end of March, 2023. Project bidding is awaiting further advancement of the Alatus development project. By request of the District, the HDR/DF team will need to periodically complete coordination, management, and evaluation tasks to bridge between 100% design and bidding. The original project scope of work did not include a task between 100% and bidding so this amendment was developed to bridge that period.

Scope of Work

This scope does not have established tasks or deliverables. The HDR/DF team will be engaged per request of the District on a time and materials basis. Hours spent will be documented and a brief report provided to detail:

- If the project task was for the Alatus or District project.
- Brief description of the task with accompanying hours spent by the HDR/DF project team.

A one-hour biweekly project management meeting will be held between District, HDR, and DF project management staff (3 HDR/DF staff total) and can be cancelled if there is nothing to coordinate that week. For specific review or evaluation tasks, the District and HDR/DF will use the following steps, as time allows, to support of the District:

- The District will contact HDR regarding a given task or issue.
- HDR will identify the appropriate technical staff to review/support the task
- HDR will provide the District a brief outline of the task description, any deliverables, and an estimate of hours/budget to perform the task.
- The District will approve the task or suggest adjustments. HDR will not engage on the task until the District or a District representative approves

HDR will provide a progress report with project invoicing documenting/summarizing tasks performed under this scope of work. The scope of work will start with a not-to-exceed amount of \$25,000 which is equivalent to approximately 120 hours for the HDR/DF design team. The HDR/DF design team will alert the District if the task budget is approaching the budget limit for a District decision to amend the contract amount or pause the project task.



RESOLUTION

Resolution number: 23-036

Title: Authorization to Amend the Phase II Design Contract with HDR for 325 Blake Road Restoration and Redevelopment to Include Pre-Bid Coordination

- WHEREAS the Minnehaha Creek Watershed District (MCWD) acquired 325 Blake Road, Hopkins, MN in 2011 as a key piece of the Minnehaha Creek Greenway in St. Louis Park and Hopkins;
- WHEREAS the MCWD is implementing a regional stormwater project at 325 Blake Road to treat polluted stormwater that flows into the creek from approximately 270 acres of surrounding area and to restore more than 1,000 feet of creek frontage and is planning for this work with three accompanying Cottageville Park parcels bordering the creek, collectively the 325 Blake Road Regional Stormwater and Greenway and Cottageville Park Phase II Riparian Restoration Project. The project is commonly referenced by its shortened title “325 Blake Road Restoration and Redevelopment”;
- WHEREAS as of March 2020, the construction of both the Powell Road and Lake Street stormwater diversion systems are complete, with the diversion structures remaining bulk-headed until the treatment facility at 325 Blake Road is constructed;
- WHEREAS on August 27, 2020 the MCWD Board of Managers authorized the execution of a Cooperative Agreement with the City of Hopkins for Coordinated Planning, Improvements and Development for 325 Blake Road;
- WHEREAS on August 27, 2020, the MCWD Board of Managers approved the release of a Request for Proposals for Design Services for 325 Blake Road Stormwater Management and Site Restoration, which seeks landscape architecture and engineering services to complete integrated stormwater management, ecological restoration, and public open space improvements at 325 Blake Road and accompanying parcels;
- WHEREAS on December 3, 2020 the MCWD Board of Managers authorized final negotiation and execution of a contract for design and engineering services for the 325 Blake Road Restoration and Redevelopment project with HDR, Inc.;
- WHEREAS following completion of 30% design, the MCWD Board of Managers found that it was prudent to advance all project elements from schematic design through final design and produce a construction phasing plan, and on November 4, 2021 approved the Phase II design contract with HDR, Inc.;
- WHEREAS on April 27, 2023 the MCWD Board of Managers authorized contracting with Alatus to install a portion of MCWD’s storm sewer that was initially designed as part of MCWD’s 325 Blake Road Regional Stormwater and Greenway project to simplify construction of Alatus’ Building A and the future construction of MCWD’s project;
- WHEREAS on May 11, 2023 the MCWD Board of Managers approved final design of the 325 Blake Road Regional Stormwater and Greenway project;

WHEREAS additional pre-construction bid coordination tasks and costs not included in the original Phase II contract (or its amendments) have been necessitated by the design and land ownership status of the Alatus development, and will be funded through use of extension fees paid by Alatus;

NOW, THEREFORE, BE IT RESOLVED that the Minnehaha Creek Watershed District Board of Managers authorizes the District Administrator, on advice of Counsel, to amend the Agreement between Minnehaha Creek Watershed District and HDR Engineering, Inc. (entitled "325 Blake Road Regional Stormwater and Greenway / Cottageville Park Phase II Riparian Restoration Schematic Design – Phase II Contract Amendment for 60/90/100% Design") to include pre-bid coordination services, in an amount not to exceed \$25,000.

Resolution Number 23- 036 was moved by Manager _____, seconded by Manager _____. Motion to adopt the resolution ___ ayes, ___ nays, ___ abstentions. Date: June 22, 2023.

Secretary Date: _____

DRAFT