

MEETING DATE: September 13, 2018

TITLE: Authorization to Approve Arden Park Design Contract Amendment

RESOLUTION NUMBER: 18-093

PREPARED BY: Renae Clark

E-MAIL: rclark@minnehahacreek.org

TELEPHONE: 952-641-4510

REVIEWED BY: Administrator Counsel Program Mgr. (Name): _____
 Board Committee Engineer Other

WORKSHOP ACTION:

Advance to Board mtg. Consent Agenda. Advance to Board meeting for discussion prior to action.

Refer to a future workshop (date): _____ Refer to taskforce or committee (date): _____

Return to staff for additional work. No further action requested.

Other (specify): Requesting final action on September 23, 2018

PURPOSE or ACTION REQUESTED:

Authorization to amend the existing contract with Inter-Fluve for the not to exceed amount of \$495,250 to perform additional design and regulatory services for the Arden Park Restoration Project with the City of Edina responsible for \$257,615 pursuant to the terms of the Agreement.

PROJECT/PROGRAM LOCATION:

Arden Park, Minnehaha Creek at West 54th St., Edina

PROJECT TIMELINE:

- Final Design – September 2018
- Bid Award – November 15, 2018
- Construction – Jan – November 2019

PROJECT/PROGRAM COST:

Fund name and number:	54 th Street Stream Restoration, 3147
Current budget:	\$ 751,361
Expenditures to date:	\$ 341,499
Requested amount of funding:	\$ 59,920
City contribution	\$ 43,710
MCWD contribution	\$ 16,210

PAST BOARD ACTIONS:

- August 25, 2016, the Board of Managers approved resolution 16-071, authorizing a Memorandum of Agreement with the City of Edina and also approving a consultant contract with Hart Howerton to develop an integrated concept plan for Arden Park.
- May 25, 2017, staff provided a briefing to the Board of Managers to review a proposed partnership framework with the City of Edina for advancing the project to design and construction, project status, and schedule.
- July 13, 2017, staff provided a briefing to the Planning and Policy Committee of the Board of Managers to review project cost estimates, proposed project cost allocations between the City of Edina and MCWD under the draft Agreement structure, and a proposed funding plan.
- October 26, 2017, the Board of Managers held a public hearing for the Arden Park Restoration Project.
- November 9, 2017, the Board of Managers approved resolution 17-069 to order the Arden Park Restoration Project and approved a project agreement with the City of Edina, and a consultant contract for project design.
- January 25, 2018, staff provided a 30% project design briefing.
- May 24, 2018, the Board of Managers approved resolution 18-052 to approve the 60% design plans for the Arden Park Restoration Project
- August 23, 2018, staff provided a pre-final design briefing which included an introduction to the September 13, 2018 request for Board action to amend the Inter-Fluve design contract

BACKGROUND:

On November 9, 2017, the Board of Managers approved a Project Agreement with the City of Edina to jointly develop design of the Arden Park Restoration Project. Building on the August 2016 Memorandum of Agreement, the 2017 Project Agreement between the City and MCWD provides for the District to retain a consultant to prepare the design for Arden Park that incorporates the identified natural resources improvements, with the creek access, trails, and park improvements identified on the concept plan. The agreement did not include the Park shelter building or the playground upgrades which were intended to be designed on separate schedule by the City of Edina as part of an independent process.

Because the central element of the project is creek restoration with stormwater management and natural areas restoration, the District has retained the consultant team and is responsible for leading design. The City has concurred with the consultant team and contract and City staff are integral in the project design process.

SUMMARY:

The Board of Managers authorized a design contract with Inter-Fluve as the lead consultant with sub consultants of Wenck Associates and Hart Howerton for the not to exceed amount of \$440,265. The design scope has required one amendment to-date for additional design services related to geotechnical investigation, landscape architecture planning and layout for stormwater management swales, and layout modifications of the terrace, shelter building and trails.

A second contract amendment is requested for the amount of \$59,920, exceeding the Board authorized amount of \$440,265. The scope of work is can be described within three categories:

1. City requested design for the shelter terrace, playground container, and park electrical work. Due to uncertain timing, this work was not included in the original scope of services for this phase of construction.
2. City and MCWD agreed upon modifications to stormwater swale, trail and playground layout post 60% delivery of project plans in order to maximize greenspace and desired park facilities layout.
3. Cultural resources regulatory analysis. Since the MCWD staff update on August 23, 2018, the U.S. Army Corps of Engineers has requested an architectural history survey pursuant to section 106 of the National Historic Preservation Act. The cultural resources scope of services includes optional tasks that could be requested to conclude the regulatory cultural and historic review process.

The requested amount of new funding is \$59,920 of which \$16,210 is MCWD responsibility. The proposed new Inter-Fluve contract amount is \$ 495,250. City staff has reviewed the attached scope of services and concurs in the scope and fees. The City council will be requested to concur in the contract modifications on September 20, 2018, therefore the requested approval is conditioned upon City concurrence.

Inter-Fluve Contract Summary

	IF (Inter-Fluve)	MCWD Cost	City Cost	Contract Budget
	If Design Contract	\$ 213,425	\$ 205,905	\$ 419,330
	IF Design with Amendment 1	\$ 221,425	\$ 213,905	\$ 435,330
	Amendment 2 Total	\$ 16,210	\$ 43,710	\$ 59,920
Amendment 2 Description	If Design with Amemdment 2	\$ 237,635	\$ 257,615	\$ 495,250
Amendment 2.A	Integration of electrical plans	\$ -	\$ 3,670	\$ 3,670
Amendment 2.B	Design and integrate terrace	\$ -	\$ 18,570	\$ 18,570
Amendment 2.C.i	Final design and integration of playground container	\$ -	\$ 5,260	\$ 5,260
Amendment 2.C.ii	Final design and integration of trail, stormwater and site grading regarding changes to north end of park post 60% design	5975	\$ 5,975	\$ 11,950
Amendment 2.D.i	Reconnaissance Architectural History Survey	4125	\$ 4,125	\$ 8,250
*Amendment 2.D.ii	Intensive Architectural History Survey	2640	\$ 2,640	\$ 5,280
*Amendment 2.D.iii	Phase 1 Archeological Survey	3470	\$ 3,470	\$ 6,940
	Amendment 2 Total	\$ 16,210	\$ 43,710	\$ 59,920
* optional and will be completed only as need to satisfy regulatory and statutory requirements				

RESOLUTION

RESOLUTION NUMBER: 18-093

TITLE: Authorization to Approve Arden Park Design Contract Amendment

WHEREAS, the Minnehaha Creek Watershed District watershed management plan (WMP) capital improvement program includes a Minnehaha Creek Stream Restoration Project which encompasses stream restoration work that would enhance riparian corridor vegetation; stabilize streambanks through bioengineering; add fish and macroinvertebrate habitat; create pool-riffle complexes; incorporate woody debris; remove select grade controls; and enhance educational and recreational opportunities;

WHEREAS, there is a grade control structure in Minnehaha Creek at the 54th St. bridge in Edina that was recommended for removal in the 2003 Stream Assessment because it is a barrier to fish passage and creates an impoundment causing accumulation of sediment and degradation of aquatic habitat upstream;

WHEREAS, Minnehaha Creek is on the State's Impaired Waters List for both fish and macroinvertebrate index of biotic integrity;

WHEREAS, on August 25, 2016, the Board of Managers approved a Memorandum of Agreement with the City of Edina to jointly develop a concept plan for Arden Park which integrates the following goals:

- Restoration of natural stream function and fish passage by actions including removing the grade control structure
- Water resource and riparian habitat improvement to enhance creek access and draw attention to the role of natural elements in visual composition of the park
- Natural resource, surface water, soils stability, and drainage improvements to provide opportunities to enhance existing and future park recreation value
- Public safety

WHEREAS, on September 19 and November 9, 2017 respectively the City Council and Board of Managers approved a Project Agreement to coordinate the development and share the costs of design and construction of the Arden Park Restoration Project which incorporates stream restoration and further community goals as indicated within the Concept Plan and subsequent 90% design;

WHEREAS, on November 9, 2017 the Board of Managers also authorized the District Administrator to execute a project design contract with Inter-Fluve in accordance with a presented scope of work, for the not to exceed amount of \$440,265;

WHEREAS, at the request of the City and MCWD staff, Inter-Fluve provided the attached scope of services and fee totaling \$59,920 for changes to park layout, incorporation of City facilities, and additional regulatory requirements which exceeds the Board authorized budget amount.

NOW THEREFORE BE IT RESOLVED, the Minnehaha Creek Watershed District Board of Managers authorizes the District Administrator to execute a project design contract amendment in accordance with the attached scope of services, with non-material changes and on advice of counsel for a total contract amount of \$495,250, conditioned upon receiving City council concurrence in scope and fee.

Resolution Number 18-093 moved by Manager _____, seconded by Manager _____. Motion to adopt the resolution ___ ayes, ___ nays, ___ abstentions. Date: September 13, 2018.

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.**



Applied River and Wetland Restoration

Founded 1983

August 29, 2018

Rena Clark, Planner & Project Manager
Minnehaha Creek Watershed District
15320 Minnetonka Blvd.
Minnetonka, MN, 55345

Re: Arden Park Restoration Project - Design Services Amendment Request

Dear Rena:

Per our conversations with the District and City staff, we understand that shelter building design and playground design have advanced sufficiently to allow further synchronization of design and construction of those elements with the overall Park project. To best leverage the planned construction activities the City has requested additional design and construction regarding the playground container, shelter building and terrace and supporting electrical work be incorporated in the design and specifications for project bidding. As such, the Inter-Fluve team has developed the following design fee and scope amendment to incorporate design of the above mentioned elements into the final plans for construction. Each item below includes project management and team coordination time. The specific categories for the amendment request include:

- A. Design and integration of electrical plans into the 100% design bid package.
 - a. Construction documents, coordination with Excel, and required permits will be developed by Wendel. Integration of the plans, specifications, opinion of probable cost, and bid items into the current plan set is requested. This will require coordination with Wendel for the 100% plan delivery.
 - b. Requested Fee: \$3,670
- B. Design and integration of terrace and adjacent site area design into the 100% design bid package.
 - a. Construction documents for the terrace area including design of building pad, terrace finishes, and terrace planting. It is our understanding that the planting plan for the area will be completed by MCWD staff, but will require drafting and tabulation by the Inter-Fluve team for integration. The design effort includes materials board, planting plan support, and preliminary and final layouts. The task includes fee for Haugo to complete recommendations for the building pad, pending final design information from Wendel on the selected facility. The task includes

additional requested meetings. See Hart Howerton and Wenck scopes for details.

- b. Requested Fee: \$18,570
- C. Design and integration of trail and playground work into the 100% design bid package.
 - a. Construction documents for the trail layout including turning movement review of the proposed trail alignment adjacent to the proposed playground container, development of design elevations and grades, and plan sheet production.
 - b. Requested Fee: \$17,210
 - i. The requested fee associated with playground container integration into site plan, planting, and drainage design is approximately \$5,260 of this total.
 - ii. The requested fee associated with trail layout associated with swale and other site changes is approximately \$11,950 of this total.
- D. Additional Historical and Archeological Investigation
 - a. Based on review by the USACE regulatory staff, additional research of potential historical structures has been requested. In addition, based on experience with USACE staff and the ongoing SHPO process, there is the potential for additional historical and archeological research being requested. Consequently, optional task scopes have been developed by the 106 Group to support those efforts. Please see attached detailed scope from the 106 Group.
 - i. Reconnaissance Architectural History Survey
 - 1. Requested Fee: \$8,250
 - ii. OPTIONAL TASK: Intensive Architectural History Survey
 - 1. Requested Fee: \$5,280
 - iii. OPTIONAL TASK: Phase I Archeological Survey
 - 1. Requested Fee: \$6,940

The requested scope includes time for Wenck for site civil support, Hart Howerton for landscape architecture support, Inter-Fluve for project management and plan delivery, 106 Group for Historical and Archeological Research, and Haugo for construction support of building pad design.

Deliverables: Updated bid documents, technical specifications, bid quantities, and 10 plan sheets estimated per design updates mentioned herein. Additional deliverables outlined in the 106 Group scope, attached.

We continue to appreciate our team's partnership with the City and MCWD and look forward to delivering a fantastic project.

Thank you,

Submitted Digitally

Jonathon Kusa, PE
Project Manager
(541) 490-8230
jkusa@interfluve.com

Submitted Digitally

Maren Hancock, PE
Assistant Project Manager
(651) 337-6100
mhancock@interfluve.com



Arden Park Restoration Project

Project: Arden Park, MN

Client: MCWD

ESTIMATED HOURS

BY RESOURCE

Proj. Mgr.	Staff	Staff	Admin
Kusa	Maren	Sean/ Garrett	

LABOR COSTS

BY RESOURCE

Proj. Mgr.	Staff	Staff	Admin	Total
\$203.00	\$119.00	\$119.00	\$62.00	

TASK ESTIMATE

Subs	Sub Totals by Task	Rounded totals
------	--------------------	----------------

	Proj. Mgr.	Staff	Staff	Admin	Total	Subs	Sub Totals by Task	Rounded totals				
Amendment #2 Request												
Electrical Coordination	4.0	8.0	16.0	0.0	\$812	\$952	\$1,904	\$0	\$3,668	\$0	\$3,668	\$3,670
Inter-Fluve	4.0	8.0	16.0		\$812	\$952	\$1,904	\$0	\$3,668			
Wenck					\$0	\$0	\$0	\$0	\$0			
Hart Howerton					\$0	\$0	\$0	\$0	\$0			
Terrace detail design coordination	4.0	8.0	8.0	4.0	\$812	\$952	\$952	\$248	\$2,964	\$15,598	\$18,562	\$18,570
Inter-Fluve	4.0	8.0	8.0	4.0	\$812	\$952	\$952	\$248	\$2,964			
Wenck					\$0	\$0	\$0	\$0	\$0	\$4,950		
Hart Howerton					\$0	\$0	\$0	\$0	\$0	\$9,768		
Haugo - pad design					\$0	\$0	\$0	\$0	\$0	\$880		
Trail Alignment Coordination	4.0	8.0	30.0	2.0	\$812	\$952	\$3,570	\$124	\$5,458	\$6,485	\$11,943	\$11,950
Inter-Fluve	4.0	8.0	30.0	2.0	\$812	\$952	\$3,570	\$124	\$5,458			
Wenck					\$0	\$0	\$0	\$0	\$0	\$3,850		
Hart Howerton					\$0	\$0	\$0	\$0	\$0	\$2,635		
Playground Container, planting, and drainage coordination (include trail re-design associated with playground layout)	2.0	2.0	10.0	2.0	\$406	\$238	\$1,190	\$124	\$1,958	\$3,300	\$5,258	\$5,260
Inter-Fluve	2.0	2.0	10.0	2.0	\$406	\$238	\$1,190	\$124	\$1,958			
Wenck					\$0	\$0	\$0	\$0	\$0	\$1,650		
Hart Howerton					\$0	\$0	\$0	\$0	\$0	\$1,650		
106 Permitting Efforts	1.0	2.0	2.0	2.0	\$203	\$238	\$238	\$124	\$803	\$20,020	\$20,823	\$20,830
Reconnasiance Architectural History Survey	1.0	2.0	2.0	2.0	\$0	\$0	\$0	\$0	\$0	\$8,250		
OPTIONAL: Intensive Architectural History Survey					\$0	\$0	\$0	\$0	\$0	\$5,280		
OPTIONAL: Phase I Archeological Survey					\$0	\$0	\$0	\$0	\$0	\$6,490		
SUB TOTAL	15	28	66	10	3,045	3,332	7,854	620	14,851	45,403	60,254	60,280

Amendment \$48,510

OPTIONAL TASKS \$11,770

TOTAL Amendment Request \$60,280

Wenck Scope:

Wenck will be responsible for:

- Finalization of plans and specifications for the trails, which includes grading of the trails. We assume this will be integrated into the overall grading plan produced by Inter-Fluve. We assume Hart Howerton will provide final alignment and initial grading of the trails.
- Finalization of plans and specifications for the terrace area. It is assumed this does not include any footing or slab design for the building itself. Wendel will be responsible for development of footings and any soil corrections for the building itself. Hart Howerton will be responsible for providing the preliminary design and materials for the terrace area.

Individual tasks and fees broken down by category include:

B. Design and integration of terrace and adjacent site area design in o the 100% design bid package. (\$4,950)

1. Incorporation of terrace into grading plan (\$1,050)
2. Development of terrace profile (\$600)
3. Development of typical terrace section (\$200)
4. Development of cost estimate for incorporation (\$800)
5. Review document with client (\$200)
6. Respond and incorporate client edits (\$300)
7. Development of specifications for incorporation into bid package (\$1,000)
8. Development of 100% CD drawings (\$800)

C. Design and integration of trail work into the 100% design bid package (\$3,850)

1. Incorporation of trail alignment into grading plan (\$850)
2. Development of trail profile (\$800)
3. Development of typical pavement section (\$200)
4. Review alignment for conflicts with utilities and additional park amenities (\$400)
5. Development of cost estimate for incorporation (\$400)
6. Review document with client (\$200)
7. Respond and incorporate client edits (\$350)
8. Development of specifications for incorporation into bid package (\$400)
9. Development of 100% CD drawings (\$250)

C. Design and integration of playground work into the 100% design bid package (\$1,650)

1. Incorporation of drainage from playground into park surface water plan (\$500)
2. Review alignment for conflicts with utilities and additional park amenities (\$100)
3. Development of cost estimate for incorporation (\$200)
4. Review document with client (\$100)
5. Respond and incorporate client edits (\$200)
6. Development of specifications for incorporation into bid package (\$300)
7. Development of 100% CD drawings (\$250)

**ARDEN PARK
 ESTIMATE OF ADDITIONAL SERVICE FEES
 TERRACE DESIGN, TRAIL RE-ALIGNMENT AND RELATED TASKS
 HART HOWERTON**

8/24/2018

**A DESIGN AND INTEGRATION OF ELECTRICAL PLANS INTO THE 100% DESIGN BID PACKAGE
 (NO HH SCOPE IS ANTICIPATED)**

B DESIGN AND INTEGRATION OF TERRACE AND ADJACENT SITE AREA DESIGN INTO THE 100% DESIGN BID PACKAGE

1	2400	TERRACE DESIGN CONCEPT PAVING LAYOUT INITIAL GRADING INITIAL PLANTING
2	990	TERRACE MATERIAL RESEARCH AND MATERIAL BOARD
3	1000	COLORED ILLUSTRATIVE PLAN
4	1500	REVIEW W/CLIENT AND ADJUST TERRACE DESIGN DESIGN REVIEW W/MCWD PLANTING REVIEW W/LAURA SECOND MTG. W/BLDG ARCHITECT
5	1028.00	BASE CAD INPUT AND COORDINATION; TERRACE
6	895	100% PHASE CD SUPPORT FOR IFI, WENCK
7	1555	HH 100% CD REVISIONS PLANTING PLAN SHT L2.1 PLANT LIST
8	400	ADMINISTRATION, COMMUNICATION AND COORDINATION
<hr/>		
	9768.00	

C DESIGN AND INTEGRATION OF TRAIL AND PLAYGROUND WORK INTO THE 100% DESIGN BID PACKAGE

1	400	INITIAL PREPARATION
2	1130	TRAIL RE-ALIGNMENT STUDY ROUTE TO NORTH OF PLAY AREA PROPOSE SWALE AND GRADE ADJUSTMENTS
3	470	COLORED ILLUSTRATIVE PLAN
4	365	REVIEW W/CLIENT AND ADJUST TRAIL LAYOUT TELECONFERENCE W/MCWD, IFI
5	660	BASE CAD INPUT AND COORDINATION; TRAIL
6	82.50	100% PHASE CD SUPPORT FOR IFI, WENCK
7	777.50	HH 100% CD REVISIONS PLANTING PLAN SHT L2.1 PLANT LIST
8	400	ADMINISTRATION, COMMUNICATION AND COORDINATION
<hr/>		
	4285.00	

TOTAL 14053.00

ASSUMPTIONS

1. WENCK WILL SHOW THE FINAL LAYOUT AND DETAILING OF THE TERRACE AND TRAIL ON THEIR PLANS AND SPECS
2. TERRACE DESIGN WILL INCLUDE PAVING AND PLANTING ONLY. NO OTHER FEATURES ARE ASSUMED.
3. ARCHITECT WILL PROVIDE A SIMPLIFIED CAD OUTLINE OF THE SHELTER BUILDING, POSITIONED ON THE SAME COORDINATE SYSTEM AS THE ARDEN PARK PLANS
4. HH WILL PROVIDE A BASE LAYOUT OF THE TRAIL AND TERRACE LAYOUT CHANGES TO IFI AND WENCK IN AUTOCAD 2D FORMAT
5. FEE ASSUMES TWO MEETINGS (WITH BUILDING ARCHITECT). ADDITIONAL MEETINGS WILL REQUIRE ADDITIONAL FEES



106GROUP

Main Office

1295 Bandana Blvd
Suite 335
St Paul MN 55108

Locations

Boston MA

Richmond VA

Washington DC

106group.com

August 28, 2018

Jonathon Kusa
Inter-Fluve, Inc.
2121 Randolph Avenue, 2nd Floor
St. Paul, MN 55105

Re: *Reconnaissance Architectural History Survey; Optional Intensive Architectural History Survey; and Optional Phase I Archaeological Survey
Arden Park Restoration & Improvement Projects
Edina, Hennepin County, Minnesota*

Dear Jonathon:

The 106 Group is pleased to submit a proposal for a Reconnaissance (Phase I) architectural history survey, as well as optional tasks for an intensive architectural history survey and Phase I archaeological survey, for the above-referenced project. The project involves two major components: 1) modifications to Minnehaha Creek, including removal of an existing dam and associated walls in the southern end of the park, to be completed by the Minnehaha Creek Watershed District (MCWD), and 2) improvements to the surrounding Arden Park, to be completed by the City of Edina. Modifications to the creek will require a permit from the U.S. Army Corps of Engineers (USACE) and a portion will receive funding from the Federal Emergency Management Agency (FEMA), and therefore, must comply with Section 106 of the National Historic Preservation Act of 1966, as amended. It is assumed that the park improvements are not considered a connected action and, therefore, would not require a permit for the USACE; however, both the creek modifications and proposed park improvements must comply with applicable state laws governing cultural resources, such as the Minnesota Field Archaeology Act and the Minnesota Historic Sites Act.

According to an email from the USACE to the MCWD dated August 24, 2018, the USACE is requiring an architectural history evaluation of existing structures within the project's area of potential effect (APE) to determine if any of the properties within the APE are eligible for listing in the National Register of Historic Places (NRHP).¹ For the purposes of this scope, the APE is assumed to include all properties within and adjacent to USACE's permit area. If the USACE recommends any changes to the APE, the scope and budget may need to be adjusted.

¹ Email from Melissa Jenny, Regulatory Project Manager, USACE, to Renae Clark and Laura Domyancich, MCWD, August 24, 2018.

A literature review and archaeological assessment prepared in March of 2018 identified three structures - a dam, a warming house, and a footbridge - within the USACE's permit area that may potentially be more than 45 years old. Additionally, the surrounding park landscape may potentially be more than 45 years old. Therefore, this scope of work includes a reconnaissance (Phase I) architectural history survey to recommend whether these properties are potentially eligible for the NRHP, either individually or as part of a potential park historic district. If the reconnaissance survey indicates that any of them are potentially eligible for the NRHP, an intensive (Phase II) survey will be required to meet USACE's request. An intensive architectural history survey for up to one property has been included as an optional task, if needed.

In addition, per MCWD's request, a scope of work for a Phase I archaeological survey has been included as an optional task. This scope of work is based on the recommendations provided by Dean Sather of Wenck Associates, Inc.^{2,3}

All tasks will follow the guidelines set forth in the Minnesota State Historic Preservation Office's (SHPO) *Historic and Architectural Survey Manual* (2017) and *Manual for Archaeological Projects in Minnesota* (2005) and will be conducted by staff who meet the *Secretary of the Interior's Professional Qualification Standards*.

RECONNAISSANCE ARCHITECTURAL HISTORY SURVEY

During this reconnaissance (Phase I) architectural history survey, three properties will be surveyed to determine if any of them are *potentially* eligible for listing in the NRHP.

Research & Prep

Research will be conducted at the following repositories, in order to update the information presented in the Literature Review and Assessment report and to obtain additional information on the properties within the APE:

- SHPO, to update information from the previous literature review regarding previously inventoried properties or NRHP-eligible properties within the APE. Reports of architectural history surveys previously conducted within the project area and existing historic contexts will also be reviewed.
- The Minnesota Historical Society for general contextual research.
- Local libraries, government offices, and historical societies as needed to gather building permits, city directories, and other property-specific information.

² Email from Dean Sather to Renee Clark, August 27, 2018.

³ Technical Memo re: Supplemental Environmental Data Regarding the Degree of Disturbance of Arden Park and the Potential for Intact Archaeological Deposits, submitted by Dean Sather, Wenck Associates, to Renae Clark, MCWD, July 30, 2018.

Survey

The reconnaissance architectural history survey will be conducted within the APE. Each property over 45 years of age will be documented with field notes and digital photographs. Based on the March 2018 literature review and assessment and a review of current aerials, we assume that no more than four properties (park, dam, warming house, and footbridge) will be surveyed.

Report

- A report will be prepared describing project methodology, previous investigations, historical contexts, results, and recommendations.
- The draft report will be prepared for client review in electronic PDF format. Up to four final hard copies of the report will be prepared.
- A Minnesota Multiple Property Form will be completed for the park and its associated resources. No more than one multiple property form will need to be completed. Additionally, a Minnesota Individual Property Form will be completed for each property over 45 years of age. No more than three individual forms will need to be completed.
- Up to one custom historical context will be developed for the evaluation of these properties.

Assumptions

This scope of work assumes the following:

- No meetings will be required for this project.
- There will be one (1) round of consolidated client and agency review. No more than four (4) person hours will be required to address client and agency comments on the report and individual property forms.

The 106 Group can complete the Reconnaissance Architectural History Survey described above for an amount not-to-exceed **\$7,500⁴**. The study can be completed within 3 to 4 weeks after receiving a formal service agreement. To expedite the evaluation of potential historic properties, we will inform Inter-Fluve and MCWD as soon as possible if any property is recommended potentially eligible prior to completing the final reconnaissance report, so that we can move into the intensive survey as quickly as possible.

OPTIONAL TASK: INTENSIVE ARCHITECTURAL HISTORY SURVEY

It is assumed that up to one (1) property may be recommended *potentially* eligible for listing in the NRHP as part of the reconnaissance survey and require an intensive (Phase

⁴ The price quoted in this proposal is guaranteed for six (6) months from the date of submission. If more than six months elapse between submission and acceptance of this proposal, 106 Group reserves the right to make appropriate adjustments to the price.

II) architectural history evaluation. The intensive evaluation for up to one (1) potentially eligible property will include the following tasks:

Research

Research will be conducted at the following repositories:

- Hennepin County Real Estate Service to establish a chain of ownership.
- Hennepin County Library for property-specific research.

Survey

Supplemental photographic documentation of the potentially eligible property within the APE will be taken of its exterior to better document the properties and inform the intensive evaluation.

Report

- In order to streamline the reporting process, it is assumed that the results of the intensive architectural history evaluations will be included within the reconnaissance architectural history survey report. This combined report will describe the project methodology, previous investigations, historical contexts, results, and recommendations.
- An updated Minnesota Individual Property Form will be completed for the potentially eligible property.

Assumptions

This scope of work assumes the following:

- No more than one (1) property will require an intensive evaluation.
- We will address one (1) round of client and agency comments on the Phase II component of the report. We will perform up to two (2) hours of revisions on the individual property form as a result of client and/or agency comments and two (2) hours of revisions on the report.
- No meetings are anticipated in this stage of work.

The 106 Group can complete the additional tasks for the Intensive Architectural History Survey described above for an additional amount not to exceed **\$4,800⁵**. The intensive survey and updates to the combined draft report can be completed within 2-3 weeks of a preliminary determination of potential eligibility during the reconnaissance survey, assuming a contract or amendment to cover the intensive survey is executed.

⁵ The price quoted in this proposal is guaranteed for six (6) months from the date of submission. If more than six months elapse between submission and acceptance of this proposal, 106 Group reserves the right to make appropriate adjustments to the price.

OPTIONAL TASK: PHASE I ARCHAEOLOGICAL SURVEY

This optional task includes a Phase I archaeological survey of all areas that will be subject to ground disturbance as a result of the proposed project (both the proposed park and creek modifications), in order to comply with both state and federal laws. Based on the memo provided by Dean Sather (2018), we anticipate that up to 0.75 acres of the project area would require Phase I archaeological survey (survey area). This scope of work includes the following tasks:

Field Prep

- This task includes mapping and logistical coordination to prepare for Phase I field survey.

Survey

- A visual assessment of the survey area will be conducted. Any areas characterized by greater than 20 percent slope, wetlands, or significant disturbance will be assessed as possessing low archaeological potential, mapped using sub-meter GPS, and omitted from further investigation.
- Following the visual assessment, any portions of the survey area characterized by greater than 25 percent surface visibility will be subject to systematic pedestrian survey with transects spaced at 10-meter (m) intervals.
- Consistent with the SHPO Manual for Archaeological Projects in Minnesota, shovel testing will be employed at 10-m intervals where surface visibility is poor (less than 25 percent) within the survey area.
- Based on the memo by Dean Sather, it is assumed that no more than 0.75 acres would require shovel testing, and no more than 27 shovel tests will be required.
- The 106 Group principal investigator for this project holds an annual archaeological license from the OSA; the OSA will be notified of this project for inclusion under this existing license, if needed. It is assumed that no other state or federal permits or licenses to complete the archaeological survey will be required. Before beginning survey work, the 106 Group will also arrange for public utilities to be marked within the survey area.

Reporting

- A draft report summarizing the methodology, results, and recommendations of the Phase I archaeological survey will be prepared for review by Inter-Fluve in electronic format. Up to four hard copies of the final report will be prepared.

Assumptions

This scope of work assumes the following:

- No archaeological sites will be identified.
- No more than 0.75 acres will require survey. If the fieldwork indicates that there are more areas that are undisturbed or archaeological material is recovered, then

additional fieldwork may be necessary, and the additional tasks and budget would need to be negotiated.

- We will address one (1) round of client and agency comments on the report. We will perform up to two (2) hours of revisions on the report.
- No meetings are anticipated in this stage of work.

The 106 Group can complete this optional Phase I archaeological survey for an additional amount not to exceed **\$5,900.**⁶ Provided that weather conditions are favorable and allow for sufficient ground visibility and excavation of shovel tests, the study can be completed within 3 to 4 weeks after receiving a formal service agreement.

We request that you provide the following:

- a survey letter prior to field survey;
- property access for survey;
- any relevant project data, preferably in electronic format;
- copies of previous communication with pertinent agencies;

If any of the above assumptions cannot be met, or if any deviations from the above scope are requested, any additional tasks and associated costs will need to be negotiated.

We appreciate this opportunity to continue to provide services for the Arden Park Restoration project. If you have any questions or require further information, please do not hesitate to contact me at jennybring@106group.com or 651-403-8711.

Sincerely,

THE 106 GROUP LTD.



Jennifer L. Bring
Cultural Resources Director

⁶ The price quoted in this proposal is guaranteed for six (6) months from the date of submission. If more than six months elapse between submission and acceptance of this proposal, 106 Group reserves the right to make appropriate adjustments to the price.



ESTIMATED COSTS

Arden Park Phase I and Optional Phase II Architectural History Survey, Optional Phase I Archaeological Survey

Page 1 of 1

Submitted to

Inter-fluve

August 28, 2018

Ph I AH	<i>Rate</i>		<i>Hrs.</i>	<i>Total</i>
Professional 7	\$165.00	x	2.0	\$330
Professional 6	\$150.00	x	8.0	\$1,200
Professional 4	\$107.00	x	14.0	\$1,498
Professional 3	\$83.00	x	53.0	\$4,399
Total Labor:			77.0	\$7,427
			Expenses:	\$73
			Subcontractors:	\$0
Total for Ph I AH:				\$7,500

Option: Ph II AH	<i>Rate</i>		<i>Hrs.</i>	<i>Total</i>
Professional 7	\$165.00	x	2.0	\$330
Professional 6	\$150.00	x	5.0	\$750
Professional 4	\$107.00	x	4.0	\$428
Professional 3	\$83.00	x	39.0	\$3,237
Total Labor:			50.0	\$4,745
			Expenses:	\$55
			Subcontractors:	\$0
Total for Option: Ph II AH:				\$4,800

Option: Ph I Archaeology	<i>Rate</i>		<i>Hrs.</i>	<i>Total</i>
Professional 7	\$165.00	x	2.0	\$330
Professional 4	\$107.00	x	12.0	\$1,284
Professional 3	\$83.00	x	33.0	\$2,739
Tech 2	\$48.00	x	30.0	\$1,440
Total Labor:			77.0	\$5,793
			Expenses:	\$107
			Subcontractors:	\$0
Total for Option: Ph I Archaeology:				\$5,900

Total: 204.0 \$18,200