

**MEETING DATE:** February 9, 2017

**TITLE:** Authorization to award construction contract for the Minnehaha Preserve Enhancement Project Trail Connection and Parking Lot

**RESOLUTION NUMBER:** 17-008

**PREPARED BY:** #Michael Hayman#

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**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): <b><u>Final Action at Board Meeting February 9, 2017</u></b>	

**PURPOSE or ACTION REQUESTED:**

Final action is requested on February 9, 2017 to award the construction contract for the Minnehaha Preserve Enhancement Project Trail Connection and Parking Lot to New Look Contracting, to authorize the work for the amount of \$197,894.00, and establish a not to exceed amount of \$217,683.00

**PROJECT/PROGRAM LOCATION:**

7400 Excelsior Boulevard, St. Louis Park

**PROJECT TIMELINE:**

- February 2017 – Award construction contract
- May-July 2017 – Construct trail connection and parking area

**PROJECT/PROGRAM COST:**

Fund name and number: Minnehaha Preserve Enhancement Project - #3151

Current budget (2017): \$203,000

Expenditures to date (2017): \$0

Requested amount of funding: 217,683.00 (Base bid + 10% contingency)

## **PAST BOARD ACTIONS:**

- September 26, 2013 – Adoption of a policy regarding the use of District regional stormwater management facilities for regulatory compliance (13-098)
- February 27, 2014 – Authorization to enter into agreement with Wenck Associates for stormwater/corridor feasibility analysis in the Powell Road/Meadowbrook Road area and execute a letter of understanding with Japs-Olson Company (14-014)
- May 14, 2015 – Acceptance of Japs Olson Greenway report and authorization to continue partnership development with Japs Olson Company (Board Action absent of RBA – passed 7-0)
- August 27, 2015 - Approval of permit 15-413 and authorization to enter into a cooperative agreement with Japs Olson Company and the City of St. Louis Park (15-071)
- September 10, 2015 Ordering of the Minnehaha Preserve Enhancement Project (15-078)
- November 19, 2015 - Authorization to execute agreement with Wenck Associates for design services for the Minnehaha Preserve Enhancement Project (15-094)
- April 14, 2016 - Authorization to award contract for Phase 1 vegetation restoration (16-031) and authorization to execute access agreement with Japs Olson Company (16-032)
- January 12, 2017 – Approval of Design for the Minnehaha Preserve Enhancement Project Trail and Parking Area and Authorization to Solicit Bids (17-004)

## **SUMMARY:**

On August 27, 2015 the Board authorized the execution of a cooperative agreement with Japs Olson Company and the City of St. Louis Park for stormwater management related to the proposed Japs Olson redevelopment. This collaboratively developed stormwater management agreement provided a framework to address stormwater for the redeveloped area by utilizing two locations – the previous ApplianceSmart site (Japs Olson parking area) and the District’s planned facility at 325 Blake Road (Cold Storage).

The agreement obligated Japs Olson to construct the facility near their new parking area to District approved specifications, divert approximately four acres of non-regulatory drainage to the newly constructed facility, and convey the 3.67 acres of land containing the stormwater facilities and other restoration area, in fee, to the District.

Following transfer of the 3.67-acre parcel from Japs Olson, the District initiated design development to complete enhancement of the constructed basins in an effort to improve the wetland and ecological qualities and better integrate the site into the adjacent Minnehaha Preserve. The District also initiated design and construction documents to install a dedicated trail connection from the Minnehaha Preserve boardwalk to Excelsior Boulevard and accompanying trailhead parking.

On January 12, 2017 the Board approved final project design and authorized bid solicitation. The approved design and bid package included a bid alternate consisting of a pervious system for the parking area, providing the District an opportunity to make a final decision on construction materials once bids are received. Furthermore, to ensure the lowest responsive bidder is qualified to connect to the existing Minnehaha Preserve boardwalk system and maintain Greenway aesthetic and quality, as an element of demonstrating that it is a responsible bidder, each bidder was required to submit a qualified work experience statement identifying project experience where the three major work elements of this project – boardwalk, helical piers and pervious systems – were successfully installed.

The public bid process was open for approximately three weeks – January 16, 2017 thru February 2, 2017 – with a mandatory pre-bid meeting being held on January 24, 2017. The District received five bid proposals (tabulation attached). The requested Board action is to award the construction contract for the Minnehaha Preserve Enhancement Project Trail Connection and Parking Lot to New Look Contracting to authorize the

work for the amount of \$197,894.00, and to establish a construction budget for the not to exceed amount of \$217,683.00.

The District engineer has determined that the New Look Contracting bid is responsive, and New Look Contracting has submitted a work experience statement identifying adequate project experience, including subcontractors whose experience includes construction of the boardwalk trail system at the Minnehaha Preserve. The District engineer and staff find that New Look Contracting has met the experience statement requirements set forth in the solicitation of bids and otherwise is a responsible contractor.

The District established 2017 budget for this project is \$203,000, which the base bid submittal falls within (\$197,894). Applying the District's standard 10% construction contingency, the requested amount of funding is \$217,683 (\$14,683 greater than the 2017 budget). Based on preliminary review of the final 2016 budget numbers through the audit process, staff projects carry over funds available that could be utilized to offset the budget discrepancy should the construction contingency be needed.

This budget gap has also influenced staff to recommend that construction contact be awarded for the base bid price, excluding the bid alternate pervious pavement option for the parking area. In this scenario – construction of the trail connection and a standard asphalt parking area – all stormwater leaving the site will be treated in the previously constructed stormwater facilities on the Minnehaha Preserve site (Reach 20) and the Preserve Enhancement Project (Japs Olson).

**ATTACHMENTS:**

1. Bid Tabulation

## RESOLUTION

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**RESOLUTION NUMBER: 17-008**

**TITLE: Authorization to award construction contract for the Minnehaha Preserve Enhancement Project Trail Connection and Parking Lot**

- WHEREAS the Minnehaha Creek corridor's water quality, channel geomorphology, habitat and public access has been negatively impacted from decades of urban development; and
- WHEREAS, the Minnehaha Creek and Lake Hiawatha Total Maximum Daily Load identifies the area between west 36<sup>th</sup> Street and Meadowbrook Lake as producing the highest pollutant loading per unit area within the subwatershed; and
- WHEREAS, the Minnehaha Creek Watershed District has identified the area between west 36<sup>th</sup> Street and Meadowbrook Lake as a priority area for capital improvements focused on stormwater management, greenspace expansion and increased recreational access; and
- WHEREAS, the MCWD has been working in this area with the Cities of St. Louis Park and Hopkins, and with other public and private partners, to implement a series of strategic initiatives to restore, enhance and connect the Minnehaha Greenway; and
- WHEREAS, the District and the City of St. Louis Park recently partnered to complete the construction of the Minnehaha Preserve, encompassing about 4,500 feet of renaturalized Minnehaha Creek corridor and about 30 acres of surrounding riparian land, which manages over 80 acres of regional stormwater and provides public access to the restored riparian greenspace around Minnehaha Creek between Meadowbrook Road and Louisiana Avenue;
- WHEREAS, on August 27, 2015, the District Board of Managers authorized execution of a stormwater management agreement with Japs Olson Company and the City of St. Louis Park that, in conjunction with Japs Olson's facility expansion:
- Facilitated regulatory required stormwater management for about 24 acres of Japs Olson's planned expansion and regional management for stormwater from Meadowbrook Road and about four acres of other previously untreated hard surface;
  - Obligated Japs Olson to convey about 3.67 acres of land on the former ApplianceSmart site, in fee, to the District, which through vegetative restoration and other measures the District would integrate into the contiguous Minnehaha Preserve land;
  - Obligated the District to accept stormwater from about seven acres of the Japs Olson expansion in its planned regional stormwater management facility at 325 Blake Road in the City of Hopkins.
- WHEREAS, on September 10, 2015, the MCWD Board of Managers ordered the Minnehaha Preserve Enhancement Project; and

WHEREAS, Japs Olson thereafter initiated its facility expansion work, which is in progress, and has subdivided its land and deeded to the District the 3.67 acres described in the stormwater management agreement; and

WHEREAS, in April 2016 the MCWD Board of Managers authorized execution of an access agreement with Japs Olson Company, awarded the contract for vegetation restorations, and reviewed preliminary design concepts to construct on the property parking access from Excelsior Boulevard and public trail connections to integrate the property into the Minnehaha Preserve project; and

WHEREAS, On January 12, 2017 the Board approved final project design and authorized bid solicitation; and

WHEREAS, the District received five bid proposals for the project and New Look Contracting submitted the low responsive bid, and is determined by the Board of Managers, on the basis of recommendations of District staff and engineer, to be a responsible bidder;

NOW, THEREFORE, BE IT RESOLVED, the MCWD Board of Managers awards the contract for construction to New Look Contracting in the amount of \$197,894.00; and

BE IT FURTHER RESOLVED that the MCWD Board of Managers authorizes the Administrator to execute a construction contract for the Minnehaha Preserve Enhancement Project Trail Connection and Parking Lot, and directs that the Administrator return and otherwise administer bid bonds in accordance with the terms of the request for bids; and

BE IT FURTHER RESOLVED that the MCWD Board of Managers establishes a project construction budget in the not-to-exceed amount of \$217,683.00 and authorizes the District Administrator, in his judgment and on the recommendation of the District's project engineer, to authorize change orders obligating the District up to that amount; and

BE IT FINALLY RESOLVED that the MCWD Board of Managers authorizes the Administrator to issue a formal notice to proceed to New Look Contracting in accordance with the terms of this resolution on advice of counsel, receipt of a signed contract and required bonds and insurance documentation.

Resolution Number 17-008 was moved by Manager \_\_\_\_\_, seconded by Manager \_\_\_\_\_.  
Motion to adopt the resolution \_\_\_ ayes, \_\_\_ nays, \_\_\_ abstentions. Date: \_\_\_\_\_.

\_\_\_\_\_  
Secretary Date: \_\_\_\_\_



Item No.	Base Bid Item Description	Units	Quantity	BASE BID		BASE BID		BASE BID		BASE BID		BASE BID		BASE BID	
				Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
40	GEOTEXTILE FABRIC TYPE V	SY	1575	\$ 5.00	\$ 7,875.00										
<b>TOTAL BASE BID</b>					\$ 177,806.50	\$ 207,212.37		\$ 197,894.00		\$ 199,356.60		\$ 208,352.30		\$ 199,597.50	

Item No.	Alternate Bid Item Description	Units	Quantity	ENGINEER'S ESTIMATE		MEYER CONTRACTING		NEW LOOK CONTRACTING		RACHEL CONTRACTING		G.L CONTRACTING		J.T.S CONSTRUCTION	
				ALTERNATE BID		BASE BID		BASE BID		BASE BID		BASE BID		BASE BID	
				Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
A-1	POROUS ASPHALT PAVEMENT	SY	476	\$ 50.00	\$ 23,800.00										
A-2	CHOKER LAYER	SY	476	\$ 10.00	\$ 4,760.00										
A-3	RESERVOIR LAYER	SY	598	\$ 35.00	\$ 20,930.00										
A-4	GEOTEXTILE FABRIC TYPE V	SY	100	\$ 5.00	\$ 500.00										
A-5	IMPERMEABLE LINER	SY	700	\$ 27.00	\$ 18,900.00										
A-6	6" PVC SDR 26 SOLID WALL PIPE	LF	-50	\$ 15.00	\$ (750.00)										
A-7	6" PVC SDR 26 PERFORATED PIPE	LF	350	\$ 20.00	\$ 7,000.00										
A-8	CLEANOUT W/ IRON LID	EA	9	\$ 500.00	\$ 4,500.00										
A-9	AREA DRAIN	EA	-1	\$ 500.00	\$ (500.00)										
A-10	TURF REINFORCEMENT MAT	SY	6	\$ 30.00	\$ 180.00										
A-11	FLAT CONCRETE CURB	LF	30	\$ 30.00	\$ 900.00										
A-12	COMMON EXCAVATION - OFFSITE (EV)	CY	83	\$ 30.00	\$ 2,490.00										
A-13	BITUMINOUS MATERIAL FOR TACK COAT	GAL	-28	\$ 10.00	\$ (280.00)										
A-14	TYPE SP 9.5 WEARING COURSE MIXTURE	TON	-58	\$ 125.00	\$ (7,250.00)										
A-15	TYPE SP 12.5 NON-WEARING COURSE MIXTURE	TON	-58	\$ 120.00	\$ (6,960.00)										
A-16	AGGREGATE BASE CLASS 5, 100% CRUSHED	TON	-264	\$ 25.00	\$ (6,600.00)										
<b>TOTAL ALTERNATE 1</b>					\$ 61,620.00	\$ 52,769.28		\$ 37,690.00		\$ 43,651.00		\$ 53,271.20		\$ 47,382.00	