

MEMORANDUM

To: MCWD Board of Managers – Policy and Planning Committee

From: Laura Domyancich, Planner – Project Manager

Date: April 23, 2018

Re: Item 4.2 Meadowbrook Golf Course Update

Purpose:

To provide an update to the Board of Managers on the status of the Meadowbrook Golf Course project and recent planning by MCWD and Minneapolis Park and Recreation Board staff.

Background:

Following historic flooding of Meadowbrook Golf Course in 2014, the Minnehaha Creek Watershed District (MCWD) and the Minneapolis Park and Recreation Board (MPRB) initiated a collaborative effort to restore Meadowbrook Golf Course, remeander Minnehaha Creek within the course, and construct a public trail along the eastern portion of the property, which would connect the trail system to the north of Excelsior Boulevard to City of Edina trails to the south of Meadowbrook Lake. This initial planning work was halted in 2016 when MPRB determined that adequate funding was not available to complete the proposed course restoration. MCWD maintained its interest in following through on the creek remeander and restoration and re-engaged MPRB in the fall of 2017.

MCWD and MPRB have reinitiated planning efforts and are developing a concept plan that includes a remeander of Minnehaha Creek within a widened stream buffer, the realignment of golf holes 5, 6, and 7 to be better integrated into a more naturalized creek flow pattern, and the construction of a public trail that will connect trails at the MCWD Preserve and Methodist Hospital's boardwalk system to City of Edina trails in Todd Park to the south.

Natural resource goals of this project include slowing peak stream flows through a remeandered stream channel reducing erosion and downstream sedimentation, improving in-stream and riparian habitat, increasing safe public access that utilizes the stream corridor but is separate from golf play, and considering options for restoration in additional areas of the course.

Golf goals for the project include providing for a better alignment of these golf holes, integrating the alignment of play with the improved natural features, ensuring that this interaction provides for safety and adequate sightlines, maintaining minimum yardages, providing for public trail connections, and identifying areas within the project site and the course as a whole that can be converted to support pollinator species while improving the overall aesthetic quality.

MCWD and MPRB staff have been working on preliminary concepts that achieve these goals.

At the April 26, 2018 PPC Meeting staff will provide an overview of the current status of preliminary partnership planning with the Minneapolis Park and Recreation Board and discuss next steps.

Next Steps:

The development of a preliminary concept plan and a draft cost estimate is necessary to support the development a project partnership agreement between MCWD and the MPRB.

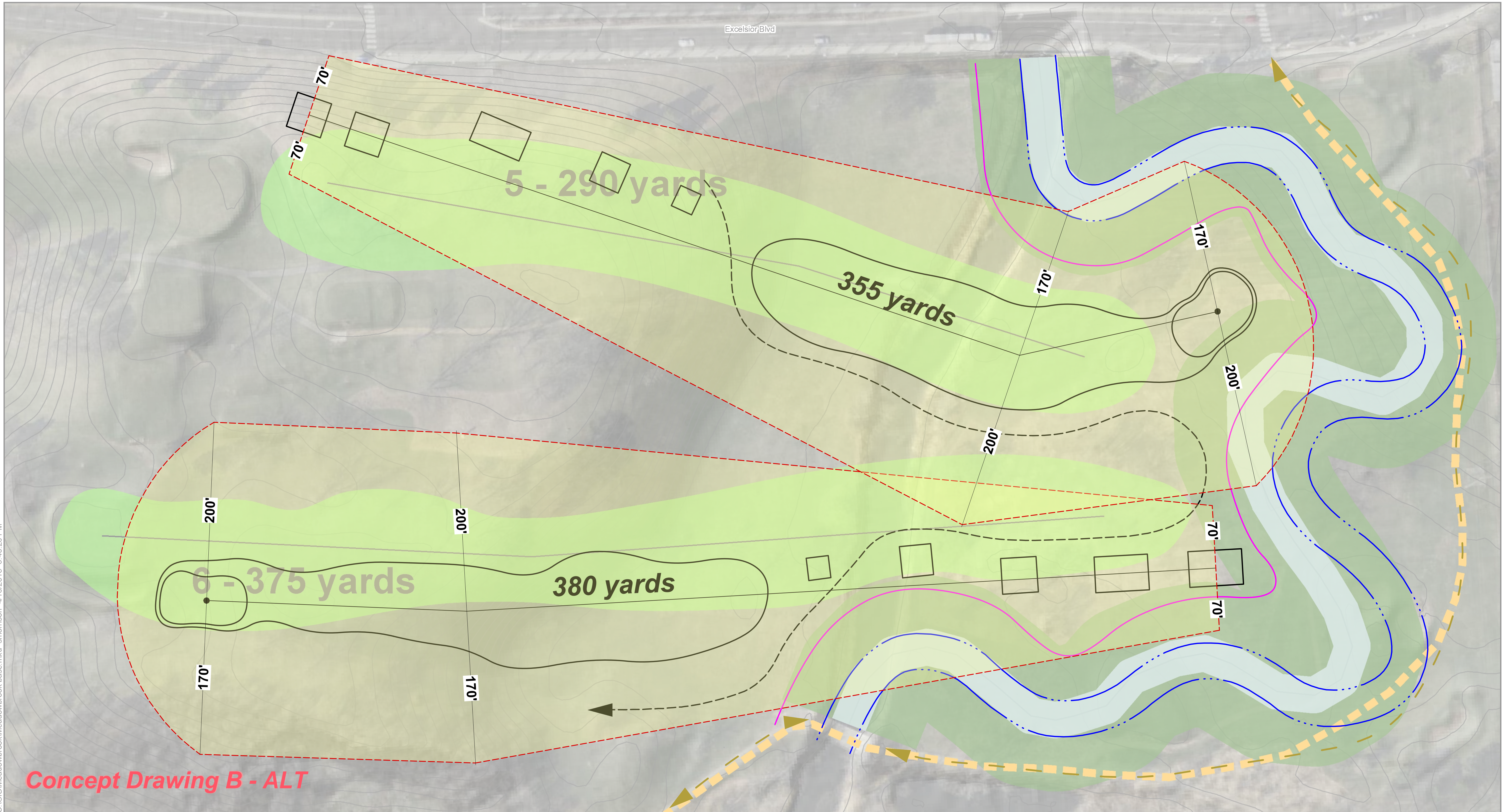
Staff will review basic terms of a potential agreement with the PPC at the April 26, 2018 meeting. The MPRB Planning Committee will review the same in mid-May. Following which, both the MCWD Board and MPRB will review and consider action on the project partnership agreement.

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

Attachment 1: Preliminary Concept Plan

Attachment 2: Draft Project Cost Breakdown


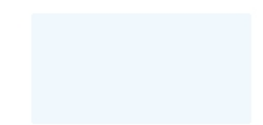


Attachment 3: Draft Project Cost Estimate

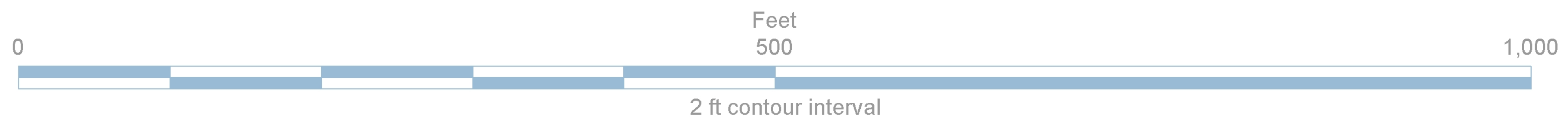
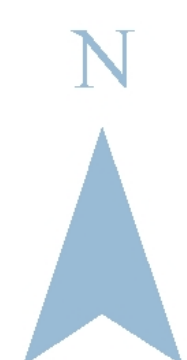


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Concept Drawing B - ALT



-  Public Trail
-  Stream Channel
-  Riparian Buffer
-  Golf Area



Attachment 2

Meadowbrook Golf Course
PROJECT COST BREAKDOWN
 19-Apr-18
DRAFT

Item	Component	Component cost		MPRB cost		MCWD cost	
1	Coordinated schematic design for stream, golf, and trail	\$	15,000	\$	7,500	50%	\$ 7,500 50%
2	Stream remeander design and engineering	\$	95,500	\$	-		\$ 95,500 100%
3	Golf modifications design and engineering	\$	50,000	\$	37,500	75%	\$ 12,500 25%
5	Permitting and approvals	\$	10,500	\$	3,465	33%	\$ 7,035 67%
6	Stream remeander construction	\$	1,570,440	\$	-	0%	\$ 1,570,440 100%
7	Stream remeander construction administration and oversight	\$	40,000	\$	-		\$ 40,000 100%
8a	Temporary modifications to golf	\$	5,000	\$	5,000	100%	\$ - 0%
8b	Golf modifications construction	\$	1,113,890	\$	835,418	75%	\$ 278,473 25%
9	Golf modifications construction administration and oversight	\$	35,000	\$	26,250	75%	\$ 8,750 25%
Total costs		\$	2,935,330	\$	915,133		\$ 2,020,198

Attachment 3

MEADOWBROOK GOLF COURSE
 COST ESTIMATE - DRAFT
 4/19/2018

GOLF COURSE RENOVATION - HOLES 5, 6 & 7

Item No.	Base Bid Item Description	Units	Quantity	BASE BID	
				Unit Price	Extension
PART 1 - COURSE RESTORATION AND RENOVATION					
1a	MOBILIZATION & DEMOBILIZATION FOR GOLF COURSE	LS	1	\$ 15,000.00	\$ 15,000.00
1b	MOBILIZATION & DEMOBILIZATION FOR CREEK RESTORATION	LS	1	\$ 25,000.00	\$ 25,000.00
2	EROSION CONTROL	LS	1	\$ 40,000.00	\$ 40,000.00
3	STRIP AND REPLACE TOPSOIL	CY	9,500	\$ 3.50	\$ 33,250.00
4	MASS GRADING - lowland soils & pond excavation	CY	30,000	\$ 7.00	\$ 210,000.00
5	TREE REMOVAL AND SALVAGE LARGE WOOD FOR STREAM CONSTRUCTION	EA	150	\$ 500.00	\$ 75,000.00
6	WHOLE TREE REMOVAL FOR USE IN STREAM CONSTRUCTION	EA	6	\$ 1,000.00	\$ 6,000.00
7	MISC. REMOVALS AND DEMOLITION (bridge, cart path, shelter, etc.)	EST.	1	\$ 25,000.00	\$ 25,000.00
8	PUTTING GREENS W/ DRAIN TILE, 12" GREENSMIX (HOLES 5, 6 & 7)	SF	16,660	\$ 8.50	\$ 141,610.00
9	GOLF TEES W/ 4" TOPMIX, SHAPING (HOLES 5, 6 & 7)	SF	29,925	\$ 2.50	\$ 74,812.50
10	SAND BUNKERS (HOLES 5, 6 & 7)	SF	4,475	\$ 7.00	\$ 31,325.00
11	SHAPE AND SEED TEES, GREENS, FAIRWAYS AND ROUGH (HOLES 5, 6 & 7)	AC	11.5	\$ 3,500.00	\$ 40,250.00
12	SHAPE AND SEED PRAIRIE 1 AREAS	AC	4	\$ 3,000.00	\$ 12,000.00
13	SHAPE AND SEED PRAIRIE 2 AREAS	AC	3	\$ 3,000.00	\$ 9,000.00
14	PRAIRIE AREAS 3 YR MAINTENANCE	YR	3	\$ 2,300.00	\$ 6,900.00
15	SOD PROTECTION OF GOLF FEATURES (HOLES 5, 6 & 7)	SY	6,000	\$ 3.50	\$ 21,000.00
16	DRAINAGE (HOLES 5, 6 & 7)	LS	1	\$ 45,000.00	\$ 45,000.00
17	IRRIGATION SYSTEM (HOLES 5, 6 & 7)	LS	1	\$ 100,000.00	\$ 100,000.00
18	CART PATH SUB-CUT AND BASE (HOLES 5, 6 & 7)	SF	32,000	\$ 2.00	\$ 64,000.00
19	CART PATH PAVING (HOLES 5, 6 & 7)	SF	28,000	\$ 2.00	\$ 56,000.00
20	TREE PROTECTION FENCING (HOLES 5, 6 & 7)	LF	1,100	\$ 3.00	\$ 3,300.00
21	NEW TEE SIGNS (HOLES 5, 6 & 7)	LS	1	\$ 4,500.00	\$ 4,500.00
22	DEWATERING	LS	1	\$ 35,000.00	\$ 35,000.00
23	WETLAND BUFFER CONSTRUCTION	AC	4.8	\$ 14,500.00	\$ 69,600.00
24	WETLAND & BUFFER MAINTENANCE	YR	3	\$ 5,000.00	\$ 15,000.00
25	CREEK REMEANDER (1,960 LF)	LS	1	\$ 1,175,000.00	\$ 1,175,000.00
26	TEMPORARY SCORECARDS AND HOLE SIGNS	EA	1	\$ 5,000.00	\$ 5,000.00
				SUBTOTAL	\$ 2,338,547.50
				15% CONTINGENCY	\$ 350,782
				FINAL DESIGN & C. ADMIN	\$ 246,000
				TOTAL	\$ 2,935,330