



MEMORANDUM

To: MCWD Board of Managers
From: Renae Clark, Planner/Project Manager
Date: October 26, 2017
Re: Arden Park Restoration Project Public Hearing

Purpose:

At the October 26, 2017 Board Meeting, a public hearing will be held in accordance with Minnesota Statute §103B.251 to consider establishing the Arden Park Restoration Project in the City of Edina.

Summary:

Background

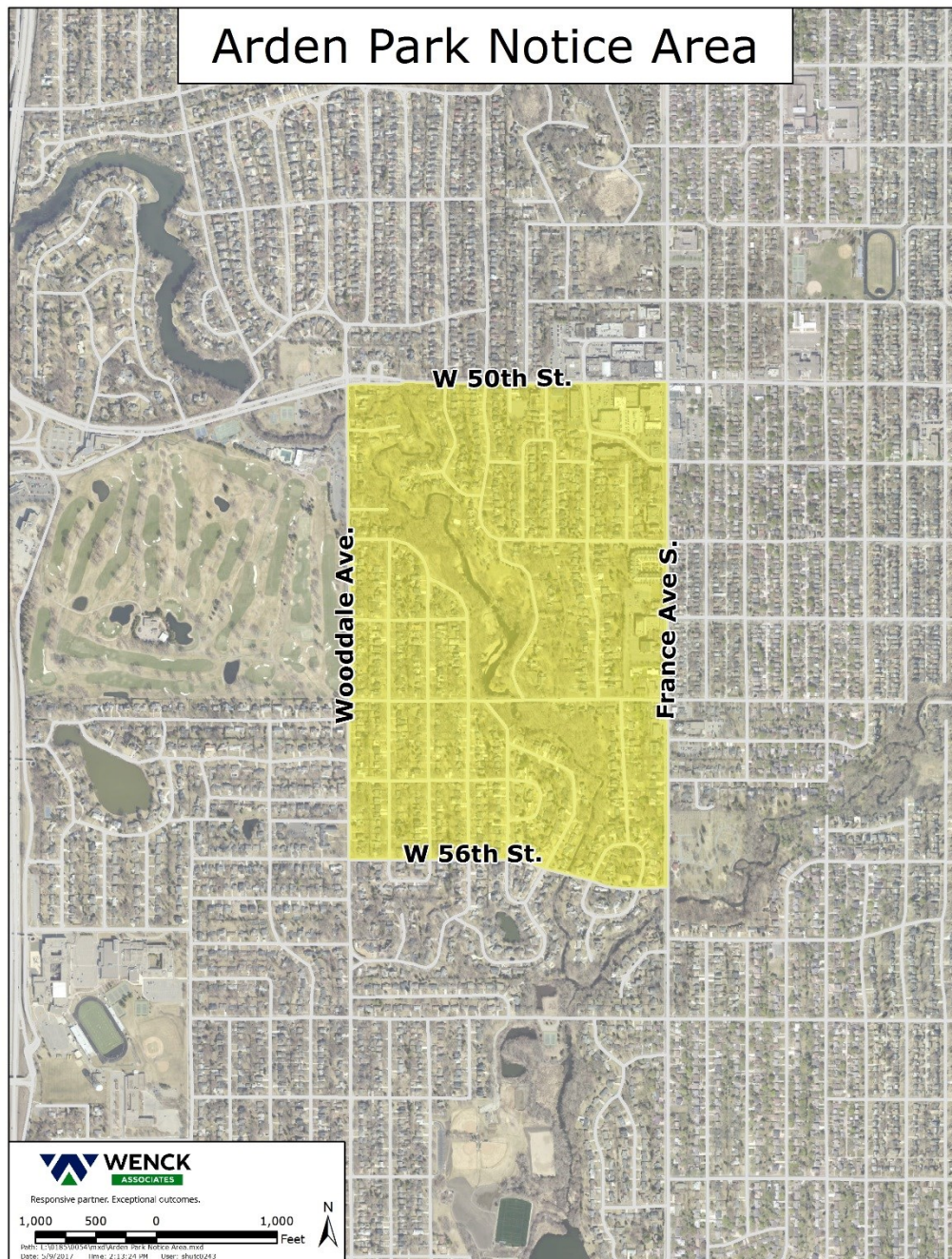
Minnehaha Creek is a regional, recreational and ecological system that is part of a 47 square mile geography which includes five urbanized cities including Minneapolis and the Chain of Lakes. Since the 1950's, development and urbanization have impacted the ecological and community value of the creek system. The creek has been ditched, adjacent wetlands filled, the surrounding corridor has been fragmented, and polluted runoff has increased. For these reasons, Minnehaha Creek Watershed District (MCWD) is strategically focused within this system to improve water quality, restore the creek system and its associated floodplain and wetlands to reduce flooding, and improve the ecological function and value of the corridor. The approach to this work is through collaboration with public and private partners to integrate our goals and knowledge of the natural system with community goals throughout the corridor.

In 2014, the City of Edina and MCWD signed a Memorandum of Understanding (MOU) identifying areas of collaboration within the realms of land use planning, stormwater management, economic development, flood mitigation, parks and public land management, greenway development and water resource improvements. Under that MOU, the District and City examined options for removal of an existing grade control structure (dam) within Minnehaha Creek in conjunction with the City's W. 54th Street bridge replacement project. The grade control structure is a barrier to fish passage and degrades aquatic habitat by converting what is naturally a flowing creek system of pools and riffles to a ponded, back-water system that accumulates sediment and generally increases temperature and reduces oxygen.

During project development, a bypass pipe alternate was designed to provide fish passage while preserving a "sanding wave" recreational feature that formed in the creek, downstream of the grade control structure, which was highly valued by an engaged kayaking community. Prior to bridge reconstruction, likely due to flood flows in the Creek, the "standing wave" no longer formed. With support of the City and a letter of support from the engaged group of kayakers, who initially opposed removal of the structure, the Board directed staff to abandon the bypass pipe alternative and pursue planning for removal of the grade control structure and restoration of the creek corridor through Arden Park in a coordinated way to achieve multiple natural resource and community benefits.

On August 16, 2016 Edina City Council authorized a Memorandum of Agreement with MCWD establishing a cooperative framework to jointly develop a Concept Plan for Arden Park which integrates creek corridor ecological improvements and water quality goals with the goals of the City's strategic plan for parks, recreation and trails, and integrates the riparian environment into the public use experience.

Through a public input process over the previous 12 months, co-lead with City staff, the draft Concept Plan was developed (Attachment A). The process included three planned community meetings to establish our respective goals for the park and develop a concept plan to achieve those goals. These meetings were notice by mail to over 700 households to an area bounded by Wooddale-France Ave. and 50th – 56th Street.



After community meeting #3 there was feedback from the community that the public notice process was not adequate and that many residents were not engaged and concerned about losing the waterfall feature created by the grade control structure. In effort to ensure robust community participation, the approval process was paused and two additional community meetings were hosted to continue to listen and understand the goals of the community. A summary of the public engagement process is as follows.

| Public Process Summary | | 2016 | | | 2017 | | | | | | | | | | | |
|------------------------|--|------|-----|-----|------|-----|-----|-----|---------|-----|-----|-----|----------|-----|-----|-----|
| | | Oct | Nov | Dec | Jan | Feb | Mar | Apr | Ma y | Jun | Jul | Aug | Sep t | Oct | Nov | Dec |
| Concept Development | Community Meeting #1 | | | | | | | | | | | | | | | |
| | Draft Concept Developed | | | | | | | | | | | | | | | |
| | Community Meeting #2 | | | | | | | | | | | | | | | |
| | Parks Commission Meeting | | | | | | | | | | | | | | | |
| | Council Review and Briefing | | | | | | | | | | | | | | | |
| | MCWD Board Review and Briefing | | | | | | | | | | | | | | | |
| | Final Concept Developed | | | | | | | | | | | | | | | |
| | Community Meeting #3 | | | | | | | | | | | | | | | |
| | Parks Commission Meeting | | | | | | | | | | | | | | | |
| | Community Listening Session & Informational Meeting #4 | | | | | | | | | | | | | | | |
| | Public Informational Meeting #5 | | | | | | | | | | | | | | | |
| | Council Review and Briefing | | | | | | | | | | | | | | | |
| | City of Edina Public Hearing | | | | | | | | | | | | | | | |

As part of the additional community meetings, we heard that the waterfall feature created by the grade control structure has created a valued community place. Other common themes consistent throughout the process include maintaining the parks rustic character, recreation including kayaking, tubing and fishing, gathering spaces, and facility upgrades.

On September 6, 2017, Edina City Council held a public hearing which had substantial community attendance of both project proponents and opponents. At their meeting on September 19, 2017, City council held their deliberations and voted to approve the Arden Park Concept Plan and authorize a Cooperative Agreement. The Agreement (Attachment B) outlines how the City and MCWD would proceed in partnership through design and construction if it is the Board of Manager’s decision to formally establish the project and proceed.

Project Benefits

The goal of the Arden Park project is to combine natural resource restoration goals with city and community goals for Arden Park in a way that connects people to the resource. The project would restore and enhance 17 acres of urban Minnehaha Creek corridor within Edina. The Arden Park Concept Plan includes removal of the grade control structure (dam) and a remeandered creek. The Plan integrates the valued rustic character and natural areas with upgraded park amenities.

In summary the Arden Park Concept Plan provides the following benefits:

- Connects nine miles of stream habitat by removing a dam
- Restores approximately 2,000 feet of stream channel
- Treats up to 100 acres of stormwater runoff from the surrounding neighborhoods
- Restores critical urban wildlife habitat including floodplain forest and wetland
- Provides new canoeing/kayaking loops while eliminating the need to portage across W. 54th
- Provides increased visual and physical access to the creek for fishing and passive enjoyment with new trails
- New, multi-purpose shelter building
- Updated playground

The joint effort between the City of Edina and MCWD defined in the Cooperative Agreement includes the creek restoration and access, stormwater management, trails and natural area management of the corridor. The shelter building and playground upgrades would be designed and constructed by the City independent of the shared project defined in the Agreement.

The Cooperative Agreement builds on the terms of the 2016 Memorandum of Agreement to jointly develop a design for park and natural resources improvements, sharing design and construction costs. The District would retain Inter-Fluve as the prime consultant and the City would reimburse design costs as assigned in the Agreement. As directed by Edina City Council, community engagement will continue to

be part of detailed design development, specifically around issues of expressed concern and interest which include tree loss, creek alignment, hardscape features, and edge treatments. There are checkpoints with the City and MCWD programed into design development at 30%, 60% and 90%. Both the City and MCWD are required to accept the construction bid.

The total estimated project design and construction costs are summarized below and further detailed in the Cooperative Agreement.

| Project Element | Cost Estimate | MCWD Costs | City Cost | Assumptions | Grants Targeted |
|---|-----------------|----------------|----------------|--|--|
| Facilities | \$ 1,119,000.00 | | \$1,119,000.00 | costs include shelter, shelter terrace, lighting, playground upgrades, rink updates, shelter demo part of creek restoration | |
| Paths - main pedestrian routes | \$ 335,000.00 | | \$ 335,000.00 | Main arterial trail and bridge, Brookview sidewalk | |
| Creek trail connections, boardwalk and corridor vegetation restoration | \$ 497,000.00 | \$ 248,500.00 | \$ 248,500.00 | nature trail and boardwalk at north end of park, main arterial trail bridge, corridor vegetation restoration | \$137,600 (CPL) |
| Creek restoration | \$ 1,243,600.00 | \$1,243,600.00 | | creek remeander, floodplain landscape, canoe landing at W. 54th, creek access at north end of park, creek overlook south of W. 54th Street | \$200,000 (CLP) |
| Stormwater management | \$ 890,000.00 | \$ 445,000.00 | \$ 445,000.00 | LID design, polinator garden, educational signage, pervious pavments around shelter (\$290) | \$300,000 (Clean Water Funds) \$200,000 Metropolitan Council |
| Total Construction Estimate | \$ 4,084,600.00 | \$1,937,100.00 | \$2,147,500.00 | Design costs are shared according to funding responsibilities | |
| Design Cost | \$ 419,330.00 | \$ 213,490.00 | \$ 205,970.00 | | |

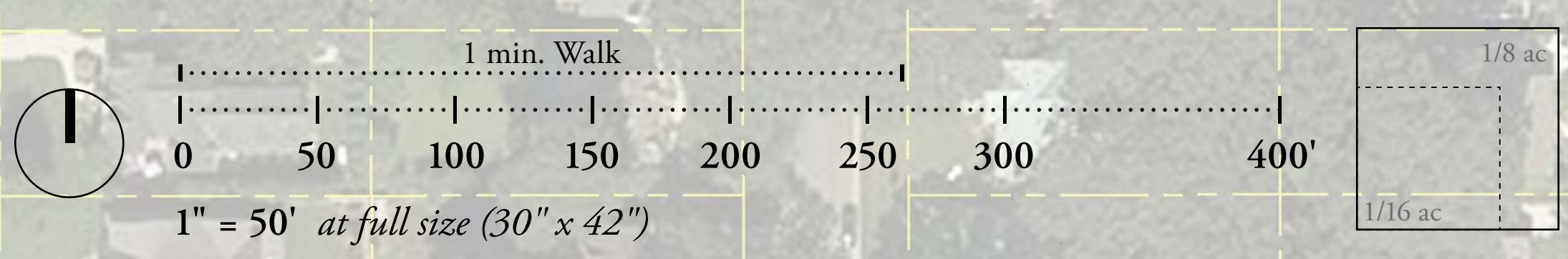
The draft funding and District budgeting plan assumes District levy split over 2018 and 2019, and grant funds. Several grant funding sources have been identified and applications have been submitted for the project.

Next Steps:

The Board of Managers is scheduled to hold their deliberations on November 9, 2017 to consider establishing the Arden Park Restoration Project pursuant to Minnesota Statutes §103B.251, enter into a Cooperative Agreement with the City of Edina to jointly develop project design plans, award a consult contract for design.

Attachments:

- A: Arden Park Concept Plan
- B: Cooperative Agreement



PROJECT AGREEMENT
City of Edina and Minnehaha Creek Watershed District

ARDEN PARK IMPROVEMENT PROJECT

This Agreement is made by and between the Minnehaha Creek Watershed District, a watershed district with purposes and powers as set forth at Minnesota Statutes Chapters 103B and 103D (“District”), and the City of Edina, a statutory city and political subdivision of the State of Minnesota (“City”).

Recitals

A. Arden Park is a public park owned by the City through which Minnehaha Creek runs. The creek channel in this location has been altered by urban flows and its riparian ecology has been affected by urban uses.

B. The District would like to restore the channel and its riparian corridor for water quality and ecologic purposes. Through its strategic plan for parks, recreation and trails, the City has determined that the park warrants substantial capital maintenance and improvement, and the parties would like to integrate these purposes into a single park redesign project that incorporates the creek environment into the recreational experience.

C. In addition, the parties would like to incorporate regional stormwater management into the park, as an opportunity to treat stormwater runoff from surrounding developed hard surface before it discharges into the creek.

D. In August 2016, the parties entered into a memorandum of agreement to jointly develop a concept plan for the Arden Park Improvement Project (“Project”). The concept plan is Attachment A to this Agreement, and has been approved by both the City Council and the District Board of Managers.

E. At this time, the parties share the following general Project intent: removals, demolition, grading, stormwater and creek work are to occur in 2018, and trail and natural resource work are to occur in 2019.

F. The parties hereby enter into this Agreement for the design, construction and maintenance of channel restoration and park improvements consistent with the approved concept plan.

Terms

A. Scope

1. The Project scope includes the improvements listed here. Except as one or more may be excluded pursuant to the procedures in this Agreement, all of these improvements will be incorporated into Project construction. The City may construct or install additional improvements in conjunction with, or after, Project construction. For each category of improvements, the notation in parentheses states how design and construction cost is allocated, subject to the further terms of this Agreement.

Facilities (City cost)

Lawn area seeding and regrading
Storm drain, water and sewer line relocates

Paths (City cost)**

10'-wide parks path
6'-wide trail connections to nature trail
Brookview Avenue sidewalk
Lookout terrace off of Brookview Avenue

Trails & Vegetation (cost shared equally*)

Main arterial bridge
Nature trail & wood boardwalk at north end of park
North pedestrian bridge
Buckthorn removal, native vegetation restoration in extended corridor

Creek Restoration (District cost)

Canoe landing and creek overlook at 54th Street
Canoe and tubing put-in and landing at north end of park
Grading and creek remeander
Native vegetation restoration in creek corridor
Park shelter demolition

Stormwater Management (cost shared equally)

Sediment capture feature, north end of park
Bioretention basins (2), west side of creek
Low-impact demonstrations associated with park shelter (e.g., native vegetation & pollinator garden, green roof/cistern, pervious pavement)

*** The City cost for the Main arterial bridge is the cost of replacement in-kind; the District cost is for extending the span, and demolishing the bridge to accommodate the creek restoration.**

**** The City cost for Path improvements is the cost for standard asphalt surface. In its discretion, the District may include and elect an add alternate for pervious paving and will bear the incremental cost.**

B. Design

2. The following attachments are incorporated into this Agreement:

a. Attachment A: Concept Plan;

- b. Attachment B: Concept Project Cost Estimate;
- c. Attachment C: Creek Remeander Area Limit Sketch; and
- d. Attachment D: Stormwater Facility Area Limit Sketch

3. The District will retain one or more consultants to complete feasibility work, design the Project, assist in procurement and provide construction oversight. The consultant choice and the consultant scope of work will be subject to City approval, not to be unreasonably withheld. The scope of work and the billing terms thereunder will be organized so that design costs can be apportioned between the District and City as specified in this Agreement. The terms of the consultant contract as to professional warranty, duty of care, indemnification and hold harmless, intellectual property rights and document right of use will extend to both the District and the City.

4. At the District's request, the City will provide information in its possession relevant to the feasibility work. This includes, but is not limited to, information regarding any subsurface structures and requirements for relocations of and connections to City stormwater and other utility infrastructure. At the District's request, the parties will cooperate to identify permissible tree removal.

5. The District will provide a draft feasibility memorandum to the City for comment and its consultant will prepare a final feasibility memorandum. If the feasibility memorandum identifies an obstacle to implementing the Project consistent with Attachments A and B, the parties will collaborate in good faith to identify agreeable modifications. Subject to the District right to construct the Creek Restoration elements as set forth at paragraph 17, below, either party may withdraw from this Agreement if it concludes that there is no agreeable modification.

6. Proceeding to design is conditioned on the District Board of Managers ordering the project pursuant to Minnesota Statutes §103B.251.

7. The City will timely inform the District of its requirements for grades, soils and utility installations and relocates within the Project area. Utility work that is not needed for the Project may be omitted from the design. The District will prepare a 60% Project design that, among other elements, includes a rough grading plan; assessment of soil quality, contamination, geophysics and groundwater levels; and cut/fill balance. The 60% design will provide for rough grades as specified by the City for subsequent construction of park improvements not included in the Project.

8. The District will transmit the 60% design with preliminary cost estimate for City concurrence. The District and City will work in good faith to reconcile any differences as to the 60% design and the District will produce the 90% design.

9. The design will include a maintenance plan that specifies inspection and maintenance terms for Stormwater Management improvements and native vegetation management. The parties will coordinate to develop the plan as a part of the 60% design and it will be finalized within the 90% design.

10. The District will transmit the 90% design to the City, along with an engineer's revised cost estimate, for concurrence.

C. Construction

11. The District will obtain all permits and approvals for the Project. The City will cooperate as landowner. The City will timely process all applicable city permits. Pursuant to Minnesota Statutes §103D.335, subdivision 24, the City will not charge a fee for any such permit.

12. The District will prepare contract documents and procure construction through sealed bid or Best Value method, after consultation with the City as to method and any relevant terms of the procurement process. If the District uses Best Value method, the City will participate in evaluating technical proposals and bids. The contract documents will reflect Project and phase deadlines to which the District and City have agreed.

13. In its judgment, the District may procure the Project by means of a single contract, or may segment the work to better achieve Project purposes. The parties may agree to remove the improvement titled "Low-impact demonstrations associated with park shelter" from the contract documents and pursue that improvement by separate contract or arrangements.

14. The City will supply construction limits, access routes, subsurface structure information and any other relevant information to the District for contract document preparation. The City and District will establish City construction inspection requirements and the District will incorporate these into the contract documents. These requirements may include a phasing of substantial completion inspection and approval by the City.

15. The contract documents will include the following:

- a. The bid form will arrange and itemize work so that the City's reimbursement obligation for a given invoice can be determined.
- b. The contract will state substantial and final completion dates agreeable to the City.
- c. The contract will require that the contractor:
 - (i) Provide performance and payment bonds, which may be reduced to a warranty or maintenance bond after Project completion;
 - (ii) Name the City as an additional insured under the contractor's commercial general liability policy, for work and completed operations;
 - (iii) Indemnify the City for the contractor's negligent acts and those of its subcontractors;
 - (iv) Extend duties of care and warranties to the City;
 - (v) Determine the location of and protect all utilities and structures;
 - (vi) Comply with local traffic and site control requirements; and
 - (vii) Restore or repair any damage to the City's lands and facilities.

16. The City will afford necessary and convenient access and construction limits for the work and will be responsible to maintain work-in-progress insurance for commercially covered property and hazards, for the benefit of the contractor and the District.

17. Termination of this Agreement before contract award is authorized pursuant to the following terms:

a. Either party may terminate this Agreement. The terminating party will be obligated for its share of design consultant costs incurred to the time of termination and for all consultant costs incurred after the publication of the bid solicitation.

b. If the City chooses to terminate, on District request it will convey to the District a perpetual easement allowing the District to construct and maintain the Creek Restoration, Facilities and/or Stormwater Management improvements, assign its rights to any grant funds applicable to these improvements, and bear the cost of Facilities work. The easement will provide for reasonably convenient access and the right to work and construct within the limits defined on Attachments C and D. The easement will provide for cooperation as to relocating utilities, and overall good faith to facilitate the District's work.

c. If the District chooses to terminate, on City request it will assign to the City both the design contract and its rights to grant funds.

18. Adjustments to the Project after bid opening but before award of contract will occur as follows:

a. Either party may direct that a Sediment capture feature, Bioretention basin or Trails & Vegetation improvement be deleted from the work if the bid price of that improvement exceeds the engineer's 90% cost estimate by more than 20 percent. In that event, the improvement will be retained if the other party agrees to pay that part of the overage above 20 percent.

b. The City may direct that one or more Paths improvements be deleted from the work. It will be responsible for any increase in price of any other contract element item to accommodate the deletion.

c. The District may delete one or more Creek Restoration improvements from the work if the bid price of the improvement, or the total for the improvements, exceeds the engineer's 90% cost estimate by more than 20 percent. The work will be retained if the City agrees to pay that part of the overage above 20 percent.

d. If the parties concur that adjustments to the Project under this paragraph make it appropriate for the City to manage construction, they will cooperate to assign the District's contract rights and obligations to the City.

19. During the work, the District, in its judgment, may make work changes with or without field directive, or by work change directive or change order. Notwithstanding any other term of this Agreement, City approval of a work change is not required unless it would affect: (a) the design of

an improvement other than Creek Restoration improvements; (b) the City's Project cost; or (c) City maintenance requirements.

20. The City engineer will promptly consider a proposed work change for approval, which will not be unreasonably withheld. The City engineer's delegated authority to approve a work change that increases the City's portion of the contract price is limited to 10 percent of that part of the bid price allocated to the City, aggregate of all work changes.

21. The City may disapprove a work change concerning a Facilities or Paths improvement, but will be responsible: (a) to determine appropriate disposition as to that improvement; and (b) for all contract price adjustments resulting from disapproval. The District may disapprove a work change concerning a Creek Restoration improvement, but will be responsible: (a) to determine appropriate disposition as to that improvement; and (b) for all contract price adjustments resulting from disapproval. In either case, if the work change is prompted by circumstances not reasonably anticipated, the parties will consult to determine the appropriate modification and any price adjustment resulting from that will be allocated in accordance with paragraph 29, below.

22. A work change to a Stormwater Management or Trails & Vegetation improvement that the construction oversight consultant deems reasonably necessary to successfully construct the improvement will be authorized unless both parties agree otherwise. In the latter event, the parties will consult to determine the appropriate disposition. Any price adjustment will be allocated in accordance with paragraph 29, below.

23. The City has the right of concurrence in substantial completion of all improvements other than Creek Restoration improvements. The District will notify the City when it considers the Project, or a previously designated phase thereof, to be substantially complete. The City will have ten business days thereafter to inspect and transmit its written concurrence or lack thereof. The City will withhold concurrence only on a material deviation from plans and specifications and its written notice will specifically describe the deviation and the contract basis to withhold concurrence. In that event, the parties will cooperate in good faith to resolve the City's objection.

24. The District's construction oversight consultant will certify completion and supply a copy of signed record drawings to the City.

D. Public information

25. The City and District together will develop, prepare and implement a plan for public information and input during the course of Project development, construction and maintenance.

E. Maintenance

26. When the District engineer has certified completion and delivered record drawings to the City, ownership of all improvements will vest in the City. At this time, the parties will record mutual covenants in which the City will maintain the Paths, Trails & Vegetation, and Stormwater Management improvements, and the District will maintain the Creek Restoration improvements, in accordance with the maintenance plan specified at paragraph 9, above. On the District's request, the City will make reasonable arrangements for the District's occupation of the park

property for maintenance under this paragraph. The duration of maintenance responsibilities will, at the least, meet applicable grant requirements.

F. Funding

28. Each party will bear its own process and administrative costs in carrying out this Agreement and implementing the project.

29. Each party will bear costs of the design and construction contracts as follows:

a. The City will bear costs relating to Facilities and Paths improvements, except for certain incremental costs allocated to the District by the footnote of paragraph 1, above.

b. The District will bear costs relating to Creek Restoration improvements.

c. The parties will share equally costs relating to Trails & Vegetation and Stormwater Management improvements.

d. The parties will share equally all costs that cannot reasonably be allocated to the preceding specific categories of improvements.

30. The parties will work together, and may work separately, to identify and seek applicable grant funding. When applying for grants, the parties will cooperate to seek the broadest scope of Project funding. Any grant funds will be applied to the appropriate improvement costs. Required cost-share and reductions in funding obligation will be allocated to one or both parties in accordance with the cost allocations set forth in the preceding paragraph. In applying for and administering any grant, the parties will endeavor for the grant to be assignable as between them in the event either party withdraws from the Project.

31. The City and District may use stormwater charges or any other authorities it possesses to generate the revenues to cover its Project costs. Either party may finance its costs as it chooses.

32. The District will invoice the City from time to time, and no more frequently than monthly, for those design and construction costs for which the City is responsible. The City will reimburse for undisputed costs within 30 days of invoice receipt. On request, the District will further document costs incurred.

33. Each party will assume all maintenance costs for those improvements for which it bears primary maintenance responsibility pursuant to paragraph 26, above. The City will bear the cost of any performance monitoring required under any District or other permit.

G. Regulatory treatment

34. Attachment D shows area of opportunity for each stormwater management facility. The level of water quality treatment, and of volume and peak flow management, will be maximized in the design, while remaining consistent with the park use of the land.

35. Based on stormwater management facility record drawings and technical specifications, the District will quantify the treatment capacity outcomes.

36. As-built capacity of a facility exceeding intended capacity will be owned by the City. To the extent not prohibited by terms of grant funding, and as otherwise consistent with District stormwater management rules, the City may allocate this capacity as it chooses for its own compliance purposes, or for the compliance purposes of third-party development or redevelopment, within the specified catchments.

37. For any development or redevelopment that will use a Project facility for compliance, the City must approve the debiting of facility capacity and must confirm that the facility is current on maintenance. The City will maintain, and share with the District, an accounting of the use of facility capacity.

H. Standard terms

38. Each party agrees to hold harmless, defend and indemnify the other party from and against that portion of any and all liability, loss, claim, damage or expense (including reasonable attorney fees, costs and disbursements) that the indemnified party may incur as a result of the performance of this Agreement due to any negligent act or omission of the indemnifying party or any other act or omission that subjects it to liability in law or equity. Notwithstanding, Minnesota Statutes chapter 466 and other applicable law govern liability of the City and the District. This Agreement creates no right in and waives no immunity, defense or liability limit with respect to any third party or the other party to this Agreement.

39. This Agreement is not a joint powers agreement under Minnesota Statutes §471.59 and nothing herein constitutes either party's agreement to be responsible for the acts or omissions of the other party pursuant to subdivision 1(a) of that statute. Each party is responsible for its own employees for any claims arising under the Workers Compensation Act.

40. The execution of this Agreement on behalf of the District Board of Managers and the City Council authorizes all delegations of authority by those bodies expressly contained herein.

41. Each communication under this Agreement will be made to the following representatives:

Administrator, Minnehaha Creek Watershed District
15320 Minnetonka Boulevard
Minnetonka MN 55345
Re: Arden Park Project, Edina

Manager, City of Edina
4801 W 50th Street
Edina MN 55424

Contact information will be kept current. A party may change its contact by written notice to the other party.

42. This Agreement incorporates all terms and understandings of the parties concerning the Project. An amendment to this Agreement must be in writing and executed by the parties. A party's failure to enforce a provision of this Agreement does not waive the provision or that party's right to enforce it subsequently. All above Recitals are incorporated into this Agreement.

43. This Agreement is effective on execution by both parties and unless terminated as expressly provided herein, will expire five years thereafter. Paragraphs 26-27 and 34-39 will survive expiration.

IN WITNESS WHEREOF the parties execute this Agreement by their authorized officers.

CITY OF EDINA

By _____
Its Mayor

Date:

By _____
Its City Manager

Date:

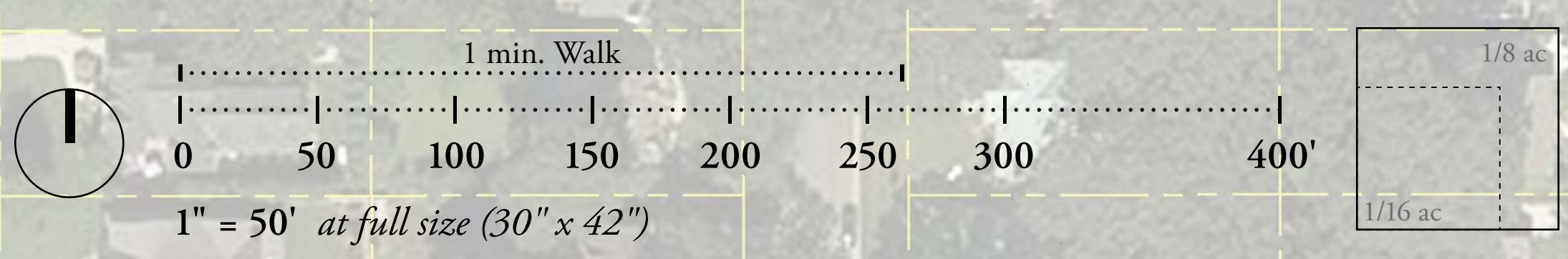
Approved for form and execution:

MCWD Counsel

MINNEHAHA CREEK WATERSHED DISTRICT

By _____
Its President

Date:



Arden Park Concept Plan Cost Estimate - Agrmt. Attachment B
May-17

| | Item | Description/Assumption | Cost Estimate | CITY | MCWD | City Contingency |
|--|---|--|--------------------|--------------------|------------|----------------------|
| Park Facilities (City Cost and Separate Scope) | Park shelter | year round facility with rest rooms (green roof as alternate) | \$650,000 | \$650,000 | | \$ 50,000.00 |
| | Park shelter terrace and creek overlook* | 5000 Sq. Ft. Paved surface and four six foot benches (Pervious surface as alternate) | \$16,000 | \$16,000 | | \$ 40,000.00 |
| | Ice Rink Replacement including 6 lights* | \$30,000 (rink) \$35,000 (lights), assumes rink in same location with grass surface | \$65,000 | \$65,000 | | |
| | Aluminum bleacher seating - four levels, 20' long | small work frame roofed and open sided ht with wood bench for changing | \$12,000 | \$12,000 | | |
| | Playground upgrades/expansion* | | \$125,000 | \$125,000 | | |
| | Playground seating area and benches | 360 SF seating area and two 6-foot benches | \$7,000 | \$7,000 | | |
| | Night Lighting | confined to arterial park trail onl. Pedestrian scaled LED type downlighting, pole mounted. 17 light poles approx. 100 feet apart. | \$114,000 | \$114,000 | | |
| | Upland Landscape | Landscape for new park elements and supplementary to existing park landscape. Creek corridor planning included in Creek cost opinion (native and pollinator landscaping as alternate) | \$25,000 | \$25,000 | | \$ 75,000.00 |
| | Park furnishings | 6 additional park benches, 4 trash receptacles | \$15,000 | \$15,000 | | |
| Park Facilities (City Cost) | Lawn area seeding and regrading, storm drain, water and sewer line relocates (Misc. site costs) | storm drains and piping in open lawn, removal of existing warming hut, regrading and seeding great lawn, tree protection, utilities (water line and sewer line relocates) (Soil amendments, clean water BMPs retrofit into drainage as alternate) | \$90,000 | \$90,000 | | \$ 10,000.00 |
| | | Park Facilities Subtotal | \$1,119,000 | \$1,119,000 | \$0 | \$ 175,000.00 |
| Paths (City Cost) | 10' wide asphalt parks path | 3" asphalt with 6 inches of class five over compacted subgrade. @ \$40 /LF (District option to replace with pervious pavement at their expense) | \$48,000 | \$48,000 | | |
| | 6' wide asphalt trail (connections to nature trail) | 3" asphalt with 6 inches of class five over compacted subgrade. @ \$24 /LF (District option to replace with pervious pavement at their expense) | \$36,000 | \$36,000 | | |
| | Brookview Avenue Sidewalk (6' wide concrete) | 4" concrete with 6" deep class 5 base over compacted subgrade. 1452 LF @ \$140/LF | \$205,000 | \$205,000 | | |
| | Brookview Ave. Overlook Terraces (2) | (\$23,000 ea.)dark, modular brick type paver on sand leveling surface with 6" deep class 5 over compacted subgrade. \$8.00/SF for paving, 360 SF of paving at each location, two 6-foot benches per overlook, 8" wide X 18" deep concrete curb at slope embankment edge for each terrace, 30 LF painted, custom metal railing set into concrete frost footing at each location | \$46,000 | \$46,000 | | |
| | | Park Facilities Subtotal | \$335,000 | \$335,000 | \$0 | \$ - |

| | | | | | |
|---|---|---|--------------------|------------------|--------------------|
| Trails & Vegetation (cost shared equally) | Main arterial trail bridge | 12-foot steel bridge to support truck weight, includes abutments | \$170,000 | \$85,000 | \$85,000 |
| | Nature Trail & Wood Boardwalk at north end of park | 6' wide X 210 linear feet of pressure treated wood deck with wood railings and painted metal gridded guard between wood posts set onto paired helical screw foundations at 12' spacing, 6 x 6 pressure treated wood stair leading from wood deck to Oaklawn Ave. sidewalk (cost includes metal rail on one side of stair) | \$76,000 | \$38,000 | \$38,000 |
| | Stair connection from Minnehaha Blvd. to Flood Plain Trail | Assume 5' wide poured concrete stair with railing | \$6,000 | \$3,000 | \$3,000 |
| | North Pedestrian bridge (north nature trail) | 7-foot wide with wood railing detailing, abutments, helical screw structure below grade | \$80,000 | \$40,000 | \$40,000 |
| | Nature Trail on south end - near Minnehaha Blvd | Pervious crushed rock over leveling course. Sand subgrade where required. | \$15,000 | \$7,500 | \$7,500 |
| | Natural Resource Restoration (extended corridor) | Removal of buckthorn, selective tree thinning, native plantings, tree planting and seeding. | \$150,000 | \$75,000 | \$75,000 |
| | | Trails & Vegetation subtotal | \$497,000 | \$248,500 | \$248,500 |
| Creek Restoration and Associated Improvements (District Cost) | Creek Overlook at South of 54th Street | Paved path connection from public sidewalk, assume 360 SF, 3" asphalt with 6" compacted class 5 base over compacted subgrade. Viewing terrace on grade with dark color modular brick paving set on sand base with 6" compacted class 5 base over compacted subgrade, 150 SF and one 6-foot bench | \$4,000 | | \$4,000 |
| | Alternate to add pervious pavement parks path on 10' wide parks loop and 6' wide nature trail connections | | \$33,600 | | \$33,600 |
| | Canoe and tubing put-in and landing at north end of park | 200 SF terrace on grade with dark color modular brick paving set on sand base with 6" compacted class 5 base over compacted subgrade. One 6-foot wide bench, 20 linear foot long floating wood landing connected to terrace with piers to adjust to varying water levels. | \$8,000 | | \$8,000 |
| | Canoe Landing at 54th Street | 200 SF viewing terrace on grade with dark color modular brick paving set on sand base with 6" compacted class 5 base over compacted subgrade, two 6-foot wide benches, 20 linear foot long floating wood landing connected to terrace with piers to adjust to varying water levels. | \$11,000 | | \$11,000 |
| | Creek Remeander Project | See assumptions on separate sheet | \$1,050,000 | | \$1,050,000 |
| | Floodplain Landscape | trees, shrubs and seed mix according to Floodplain Forest, Inner bend and Outer Back planting zones per IF Vegetation Concept Drawing | \$137,000 | | \$137,000 |
| | | Subtotal Creek Restoration | \$1,243,600 | | \$1,243,600 |
| | | | | \$ - | |

| | | | | | | |
|------------------------------------|--|---|--------------------|--------------------|--------------------|------------------|
| Stormwater Management (Split Cost) | Stormwater management north of playground | Sediment capture, filtration, or clean water feature | \$400,000 | \$200,000 | \$200,000 | |
| | Stormwater bio retention basins | Basins 1-3 identified in SEH Stormwater Management Plan for 54th St. and Arden Park Area Jan. 30, 2014 or alternate sites as determined in design phase | \$200,000 | \$100,000 | \$100,000 | |
| | Low Impact (zero runoff) Development Demonstration / Pollinator Garden, Green Roof, Stormwater, Pervious Patio, Educational Signage, | May replace portion of "facilities" items noted above with bid alternate for LID demonstration. | \$290,000 | \$145,000 | \$145,000 | |
| | | Stormwater Subtotal | \$890,000 | \$445,000 | \$445,000 | \$ - |
| Total Project Est. | | | \$4,084,600 | \$2,147,500 | \$1,937,100 | \$175,000 |



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX,

**Arden Park: Tree Survey
and Proposed Grading Extents
June 4, 2017**



0 100 200 Feet



1 inch = 100 feet

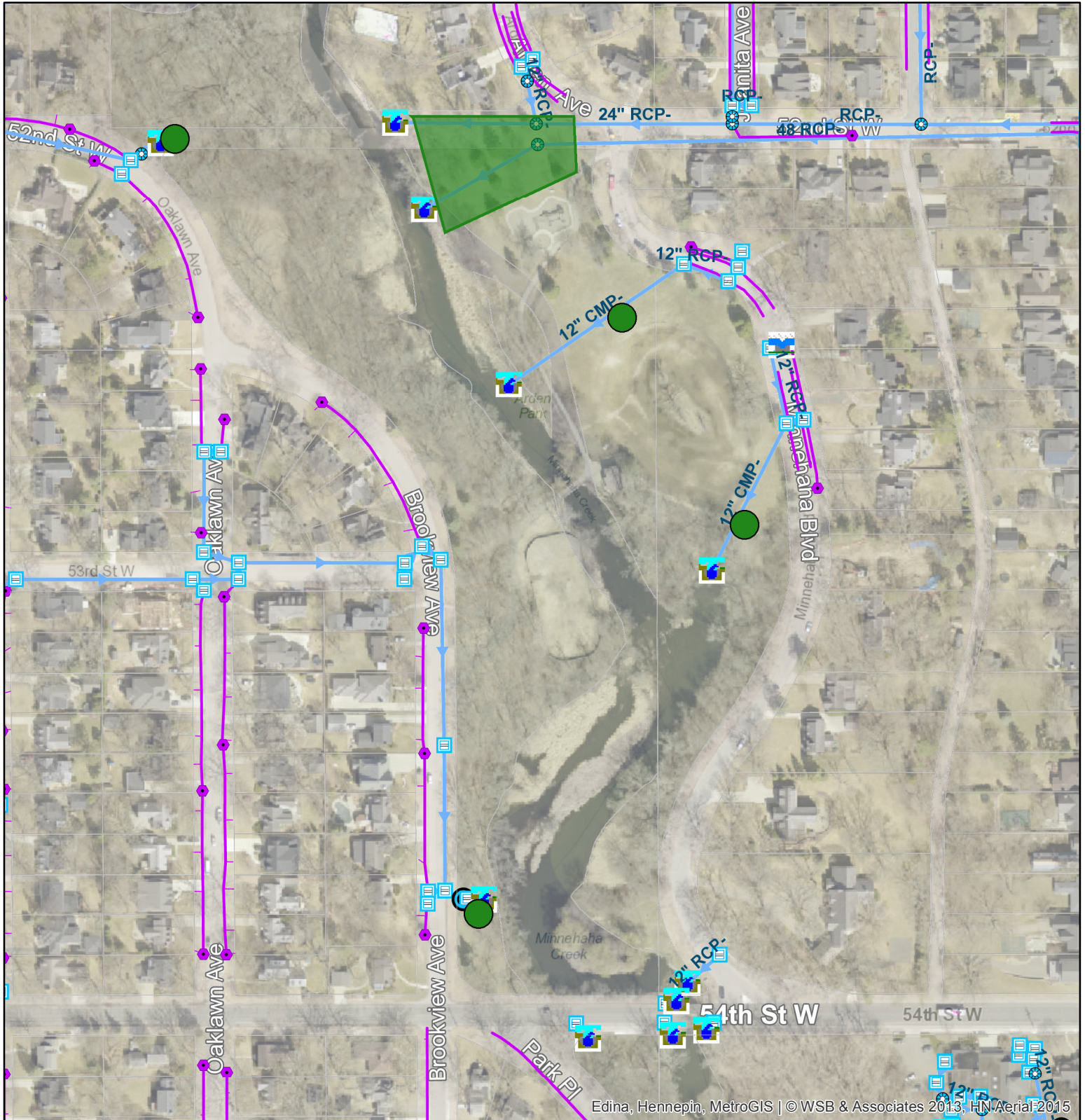
Legend

- - - Proposed Channel Extents - Concept
- Proposed Grading Extents - Concept
- * Wenck Surveyed Tree Location (2016)

Notes:

- Concept design grading for stream, Grading limits do not account for additional park amenities or grading north of park limits
- Tree Survey by Wenck Oct 2016

Attachment D - Storm Facility Area Limit Sketch



Edina, Hennepin, MetroGIS | © WSB & Associates 2013, HN Aerial 2015

1 in = 200 ft



The CITY of
EDINA

Control Valve

- Control
- Backflow Control
- Outlet
- Inlet

Lift Station

- Pump Station

Manhole

- Catch Basin
- Manhole
- Sump
- Treatment Structure
- Unknown Structure
- Sump Cleanout

Sump Drain Tile

- Drain Tile
- Service

Pressurized Main

- Abandoned
- Active

Gravity Main

- Collector
- Private
- Abandon



May 23, 2017
Map Powered by DataLink
from WSB & Associates