

Memorandum

To: Bassett Creek Watershed Management Commission (BCWMC)
From: Barr Engineering Co. (Josh Phillips, PE)
Subject: Item 6B: Consider Awarding Contract and Approving Access Agreements for Bassett Creek Double Box Culvert Repair Project (FCP-1) – Minneapolis
BCWMC September 17, 2026 Meeting Agenda
Date: September 10, 2026
Project: 23270051.71 500 001

6B Consider Awarding Contract and Approving Access Agreements for Bassett Creek Double Box Culvert Repair Project (FCP-1) – Minneapolis

Summary:

Proposed Work: Bassett Creek Double Box Culvert Repair Project (FCP-1), Minneapolis

Basis for Review at Commission Meeting: Awarding Contract and Approving Access Agreements

Change Impervious Surface Area: N/A

Recommendations for Commission Action:

- 1) Adopt Resolution 26-10 to award the contract to the lowest responsive and responsible bidder, Minger Construction Co., Inc. for a bid price of \$599,570.00 and direct staff to take any and all additional steps and actions necessary or convenient in order to accomplish the intent of this Resolution and carry out the Project.
- 2) Approve and sign the access agreements with Northern States Power Company [Xcel Energy]. Approve and authorize signing the access agreements with Special School District No. 1 [Minneapolis Public Schools] and Minnesota Ballpark Authority and Twins Ballpark, LLC [MN Twins], after parties agree to terms.

Background

The Double Box Culvert is part of a system of tunnels that convey Ĥaĥá Wakpádaŋ / Bassett Creek flow and surface water runoff through downtown Minneapolis to the Mississippi River, where it discharges downstream of St. Anthony Falls. The tunnel system was constructed in three phases including the I-94/2nd Street tunnel (Phase 1), the 3rd Avenue tunnel (Phase 2), and the Double Box Culvert (Phase 3). The Double Box Culvert was constructed by the United States Army Corps of Engineers (USACE) in 1992, and it was turned over to the local sponsor (City of Minneapolis) in 2002. Since that time, the City of Minneapolis has owned the system. The Double Box Culvert was constructed by open cut excavation 0–20 feet below ground surface and was designed to convey Ĥaĥá Wakpádaŋ / Bassett Creek flows to the 3rd Avenue tunnel, via a 30-foot drop structure.

The 2019 and 2024 Double Box Culvert inspection reports identified both structural and operation and maintenance defects within the box culvert. In August 2021, the Commission added the Bassett Creek Double Box Culvert Repair Project (FCP-1) to its capital improvement program (CIP).

In June 2025, the Commission Engineer completed a feasibility study to perform maintenance and repairs to the Double Box Culvert. At their June 18, 2025 meeting, the Commission approved proceeding with the necessary repairs to maintain the infrastructure's functionality and prevent further deterioration.

At their September 18, 2025 meeting, the BCWMC held a public hearing and officially ordered the Double Box Culvert Repair Project (FCP-1) for an estimated engineering and construction cost of \$1,410,000, to be funded through CIP levies in the years 2026 and 2027. At their November 19, 2025 meeting, the Commission approved a scope of work for engineering services to be provided by the Commission Engineer for the final design and construction of the Double Box Culvert Repairs including: stakeholder engagement; access and easement coordination; design services, including construction drawings, specifications, and cost estimates; bidding services; and construction observation and administration.

Starting in early 2026, the Commission Engineer began developing construction drawings for the proposed maintenance and repairs to the Double Box Culvert and on February 19, 2026, the Commission Engineer held a stakeholder kickoff meeting with the BCWMC Administrator, the City of Minneapolis, and the USACE.

At their March 19, 2026 meeting, the Commission approved the 60% drawings for the project and directed the Commission Engineer to develop a communications plan for the project. At their June 18, 2026 meeting, the Commission approved the 90% drawings for the project, authorized the Commission Engineer to finalize construction drawings and specifications and solicit bids for the project, and approved the communications plan to inform the public of the proposed work.

Final Design and Bidding

Since June, the Commission Engineer finalized the construction drawings, specifications, and cost estimate for bidding, posted the bidding documents on QuestCDN, facilitated a mandatory pre-bid meeting and optional tunnel walkthrough for prospective bidders to view the infrastructure, and held a virtual bid opening. The results of the bid opening are listed in the table below, along with the Commission Engineer's opinion of construction cost. All bidders provided the required bidder contact information, bid bond, and responsible contractor verification form. Minger Construction Co. Inc. is the lowest responsive bidder.

Contractor	Bid Price
Minger Construction Co. Inc.	\$599,570.00
PCiRoads, LLC	\$797,440.00
<i>Engineer's Estimate</i>	<i>\$878,100.00</i>
Paragon Restoration Powered by Keeley Restoration	\$1,061,419.90

Private Property Access Agreements

The Commission Attorney and Commission Engineer have worked with three property owners and drafted temporary right of entry/access agreements to allow BCWMC's Contractor to access and/or stage materials and equipment on referenced properties. The agreements with the Minneapolis Public Schools and MN Twins were drafted by the Commission Attorney, and edits are currently being reviewed by both

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the property owners' attorneys. The agreement with Xcel Energy was provided by Xcel Energy, reviewed and edited by the Commission Attorney, and approved by both Xcel's attorneys and the Commission Attorney. The Northern States Power (Xcel) agreement is attached for signatures pending approval by the Commission.

Schedule

The table below outlines the expected schedule for the Double Box Culvert project.

Next Steps and Schedule

- Commission Engineer will design and coordinate printing and installation of temporary construction signage per approved communications plan
- Estimated Notice to Proceed: October 19, 2026
- Preconstruction meeting: *TBD*
- Substantial Completion: March 26, 2027
- Final Completion: June 25, 2027



BASSETT CREEK WATERSHED MANAGEMENT COMMISSION
RESOLUTION NO. 26-10

A RESOLUTION ACCEPTING BID FOR THE BASSETT CREEK DOUBLE BOX CULVERT REPAIR PROJECT

WHEREAS, pursuant to an advertisement for bids for the Bassett Creek Double Box Culvert Repair Project (FCP-1) (the "Project"), bids were received, opened, and tabulated according to law, and the following bids were received complying with the advertisement and thereafter presented to the Board of Commissioners of the Bassett Creek Watershed Management Commission (the "Commission"):

<u>Contractor</u>	<u>Total Bid</u>
Minger Construction Co. Inc.	\$599,570.00
PCiRoads, LLC	\$797,440.00
Paragon Restoration Powered by Keeley Restoration	\$1,061,419.90

; and

WHEREAS, based on the above bids that were received and reviewed by the Commission Engineer, Minger Construction Co. Inc. is deemed the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Bassett Creek Watershed Management Commission as follows:

1. Minger Construction Co. Inc.'s bid for the Project is hereby accepted. The Commission chair and secretary are authorized and directed to enter into a contract with Minger Construction Co. Inc. in the name of the Commission for the Project, according to the bid package that was previously prepared.
2. Commission officials, staff and consultants, as the case may be, are hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been executed.
3. Finally, Commission officials, staff and consultants are hereby authorized and directed to take any and all additional steps and actions necessary or convenient in order to accomplish the intent of this Resolution and carry out the Project as contemplated herein.

Adopted this ____ day of _____, 2026.

Chair

ATTEST:

Secretary