

TITLE: Cottageville Park: Authorization to amend project design contracts with Hart Howerton and Wenck Associates for design modifications to the design, phase 1, and approve a second amendment to the cooperative agreement between Hopkins and MCWD

RESOLUTION NUMBER: 14-078

MEETING DATE: October 9, 2014

PREPARED BY: Renae Clark

E-MAIL: rclark@minnehahacreek.org

TELEPHONE: 952-641-4510

REVIEWED BY: Administrator Counsel Program Mgr. James Wisker 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): <u>FINAL ACTION</u> October 9, 2014	

PURPOSE or ACTION REQUESTED:

The purpose of the Board action:

1. Approve the Second Amendment to the cooperative agreement between the MCWD and City of Hopkins to include additional City owned land in phase 1
2. Concur with staff's recommendation that the Cottageville Park Phase 2 and 3 be delayed until the future impacts to 415 Blake Road as a result of the planned Blake Road expansion are known
3. Authorize the District Administrator, on advice of Counsel, to execute amended project design contracts with Hart Howerton for \$31,500 and Wenck Associates for 23,855, and approve a not to exceed total amount of \$60,000 for design modifications to the Cottageville Park design, phase 1

PROJECT/PROGRAM LOCATION:

Blake Road and Lake St. NE, Hopkins MN

PROJECT TIMELINE:

February 13, 2014 Workshop: Draft RBA

- Present project background, schedule and process
- Approve concept design

February 27 Board Meeting:

- Present preliminary budget and funding sources
- Final Action on Draft RBA from workshop

March 13 Board Workshop:

- Public Hearing

March 27 Board Meeting:

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- Order Project

April 10 Board Meeting:

- Authorize consultant contract for design services
- Amend Cooperative Agreement between Hopkins and MCWD

May 20 Public informational meeting

May 22 Board Meeting:

- Review of preliminary design

June 12

- Approve final design
- Authorization to solicit bids for construction
- Approve MCWD permit

July 31 Board Meeting:

- Reject bids for construction

October 9, 2014

- Authorization to amend design contracts with Hart Howerton and Wenck Associates and cooperative agreement with Hopkins to include duplex land and alleyway

December 11, 2014:

- **Review and approve design modifications and authorization to solicit bids for construction**

November – December: Advertise request for bids

January 2015: Award construction contract

Spring 2015: Begin Construction

Fall 2015: Complete Construction of phase 1

PROJECT/PROGRAM COST:

Fund name and number: Cottageville Park 3146

Funding and schedule

Project Area (Design and Construction)	Preliminary Est.	Funding	Phasing
Cottageville Park (427/429 Blake Rd, 1303, 1305 Lake St. – work north of creek)	\$1,586,198	*\$483,000 BWSR City of Hopkins Reimbursement	Phase 1 (2015)
Cottageville Park (City duplex land and alley)	\$260,000	*City of Hopkins Reimbursement	Phase 1 (2015)
Gateway (415 Blake Rd)	\$469,000	*City of Hopkins Reimbursement	Phase 2 (2016 - 2018)
Canoe Launch (1308,1312 Lake St)	\$276,000	MCWD	Phase 3 (2016 - 2018)

Expenditures to date: \$180,000 (phase1 design)

Requested amount of funding: \$60,000 (not to exceed)

Budgeted Engineering Amount per Task

Task	Budget
Revise existing drawings per value engineering exercise	\$26,930
New design work: alley, out parcel, south creek bank	\$20,920
Bidding: Specifications and Bidding Administration	\$ 7,505
Total	\$55,355

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*Pursuant to the First Amendment to the Cooperative Agreement between MCWD and the City of Hopkins, the District will invoice Hopkins monthly and Hopkins will reimburse the District within 30 days for expenditures above the budgeted amount provided by the Clean Water Legacy grant. Note: The Grant Agreement expires December 31, 2016 and the proposed schedule does not impact grant funding.

PAST BOARD/COUNCIL ACTIONS:

- July 15, 2010:** Resolution 10-058 Approval of Cooperative Agreement between MCWD and City of Hopkins
- September 9, 2010:** Resolution 10-083 Approval of purchase for 427-429 Blake Road, Hopkins
- December 10, 2010:** Resolution 10-082 Approval of Purchase Agreement for 415 Blake Road and 1303, 1305 Lake Street, Hopkins
- February 27, 2014:** Resolution 14-018 Approval of Concept Design and concurrence of project schedule and process presented by staff
- March 27, 2014:** Resolution 14-023 Ordered Capital Project
- April 10, 2014:** Resolution 14-027 Approval of Cooperative Agreement amendment, approval of BWSR grant agreement, and authorization of design contracts with Wenck Associates and Hart Howerton.
- June 3, 2014:** City Council Action to approve final project design and solicitation of bids for construction
- June 12, 2014:** Resolution 14-50 Approval of final design; Authorization to solicit bids for construction; and Approval of permit 14-208
- July 31, 2014:** Resolution 14-058 Rejection of Bids for Construction

SUMMARY:

The purpose of the Board action is to amend the existing cooperative agreement between MCWD and the City of Hopkins to expand phase 1 to include additional lands labeled “out parcel” and “alley” on the design and construction phasing plan (attached). The Board is also requested to approved the amended design contracts with Wenck and Hart Howerton to revise the current plans and specifications to reflect cost reduction changes to the Park design and to expand the phase 1 design to include the two residential “out parcels”, a 10-foot vegetated creek buffer on 415 Blake Road (Gateway parcel), and the new entry road labeled “alley”.

Due to a variety of factors including the current bidding climate, high water, clarity of specifications and material choices, the construction bids received in July 2014 were approximately 30% higher than engineer’s estimate. Pursuant to staff’s recommendation, the Board of Managers rejected the bids in favor of completing the design for phase 2 and 3, then rebidding a complete package according to the schedule above, with a longer lead time into the construction season. Because it is unclear how the future expansion of Blake Road will affect the District’s property at 415 Blake Road, (Gateway parcel, phase 2 of Cottageville Park), staff recommends proceeding with revised project drawings and specifications to only include the original phase 1 area, plus the City land occupied by the duplexes, a 10-foot creek buffer at 415 Blake Road, and the alley show on the concept master plan.

Concurrently, the District is a member of the Technical Advisory Committee (TAC), for the Blake Road Corridor Study which is being led by the City of Hopkins and funded by Hennepin Community Works. So far, this study has produced recommended sections and plan view drawings for Blake Road which have included a possible roundabout at Lake Street which would result in significant impact to the Gateway parcel and the Cottageville Park Master Plan. Given the grade difference between the Gateway parcel and Blake Road, grading to accommodate a roundabout in this location would require retaining walls and a fence. District staff are actively participating in the TAC and providing explicit comments and direction regarding the District’s interests and express purpose for acquiring the Gateway parcel. In addition to specific comments on the Blake Road planning documents regarding all of the District’s interests and corridor goals, District staff have requested a right-of-way analysis to help fully understand, consent to, and plan for proposed impacts to District property within the corridor.

BACKGROUND:

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Through the Minnehaha Creek Watershed District's Balanced Urban Ecology Policy the District recognizes the integrated relationship of water resources and the built environment and that water resource implementation is strengthened by collaborative efforts. This framework reinforces the District's commitment to integrating its water resource implementation efforts with urban planning, through innovation, partnership and a sustained geographic focus.

The District has focused strategically on a portion of the Creek system most in need, between West 34th Street and Meadowbrook Lake, referred to as the Urban Creek Corridor. The sustained focus in this corridor has led to numerous public-private partnerships. The Cottageville Park project is one example in the Urban Creek Corridor of how local government collaboration can meet mutual goals, resulting in overlapping benefits to water quality and the broader community.

In 2010, in response to the City of Hopkins, MCWD purchased 427-429 Blake Road, 415 Blake Road, 1303 and 1305 Lake Street and entered into a cooperative agreement with the City to naturalize and stabilize the creek channel, provide regional stormwater treatment to address the Minnehaha Creek and Lake Hiawatha TMDLs, restore the riparian ecosystem, expand and develop the park, and integrate community park amenities with the riparian system for public recreation and education purposes. As part of the agreement, with MCWD approval authority over design elements, Hopkins agreed to fund the design, construction and maintenance of Cottageville Park as well as regional stormwater management facilities to be constructed in part on MCWD land.

Early in 2014 the District was awarded a \$483,000 Clean Water Legacy Fund (CWLF) grant for the stormwater and riparian improvements within Cottageville Park. To most efficiently meet deadlines and conditions of the grant the MCWD-Hopkins cooperative agreement was amended on April 10, 2014. The agreement amendment placed the District in a lead role for design and construction oversight of the project, based on concept plans approved on April 1, and April 10 by the Hopkins City Council and MCWD Board of Managers, respectively. The amendment preserves the City of Hopkins commitment by providing that the City will fund a portion of design costs and the cost of the improvements beyond that which is funded by the CWLF grant. The City will maintain its own park property as well as the stormwater management facilities located on MCWD land. The MCWD will maintain the native vegetation, riparian buffer zone improvements and signage on its land.

Pursuant to the Cooperative Agreement, project plans must be approved by the City of Hopkins and the District. Preliminary plans were presented to Hopkins City Council on May 13, 2014 and the MCWD Board of Managers on May 22. In addition to a Hopkins lead public outreach process in the early stages of design, a community informational meeting was held on May 20, 2014, to obtain input on the final design. On June 3, 2014 the Hopkins City Council approved the final design and the solicitation of bids. Approval by the Board of Managers was provided on June 12, 2014.

Based on available funding, the City and District have pursued a phased Park design and implementation. Phase 1 of the Park design includes: stormwater management, creek buffer restoration, creek access, educational signage, community garden, walking paths, green space and overall landscaping, on the north side of Minnehaha Creek. The stormwater management design includes pretreatment sump manholes and a SAFL baffle leading to underground storage which exits through a sand iron filter. The project will treat 22 acres of runoff and provide 26 lbs. /yr. of phosphorus removal and 2.8 tons/yr. sediment removal. The creek buffer planting will be composed of mid-height native grasses with groupings of native wildflowers selected for sequential bloom throughout the growing season and shrubs close to the bank. Access will be created with poured colored concrete stepping stones and benches. This treatment will be minimal nearest the creek bank, but provide for a defined path through the buffer area. The overall park design maximizes green space, formalizes existing walking paths, and improves and incorporates the existing community garden.

Concurrently the City is designing the play area on the north side of the Park next to the community garden which is also scheduled to be constructed next year. Phase 2 and 3 of park development include the Gateway parcel at 415 Blake Road and improvements to the District's property at 1308/1312 Lake Street respectively. Finally, the Park Master Plan includes a pavilion structure at the location of the existing duplex at 431 Blake Road. The City of Hopkins has purchased this duplex and demolition is expected in fall of 2014. To ensure a final integrated park design and a park that is integrated with future corridor improvements, final design and construction for phase 2 and 3 is pending until the Blake Road Corridor improvements are known. Construction of the pavilion will be based on future available funding.

ATTACHMENTS:

- 1.) 2nd amendment to Hopkins/MCWD Cooperative Agreement
- 2.) Design and Construction Phasing Plan and Master Plan
- 3.) Wenck proposal
- 4.) Hart Howerton proposal

RESOLUTION

RESOLUTION NUMBER: 14-078

TITLE: Cottageville Park: Authorization to amend project design contracts with Hart Howerton and Wenck Associates for design modifications to the design, phase 1, and approve a second amendment to the cooperative agreement between Hopkins and MCWD

- WHEREAS, the Minnehaha Creek Watershed District (MCWD) has adopted a *Comprehensive Water Resources Management Plan (WRMP)* in accordance with Minnesota Statutes §103B.231;
- WHEREAS, the District's *Water Resources Management Plan* includes a Land Conservation Program;
- WHEREAS, the District's *Water Resources Management Plan* established Minnehaha Creek as a key conservation area with goals of collaborating to create and preserve natural stream corridors, provide buffers, supplement other program activities, increase stormwater runoff abstraction, provide flood control, and promote public education and access;
- WHEREAS, the Board of Managers adopted a policy "In Pursuit of a Balanced Urban Ecology in the Minnehaha Creek Watershed District" to guide the MCWD's planning and watershed management activities, integrating its water resource implementation efforts with urban planning, through innovation, partnership and a sustained geographic focus;
- WHEREAS, the Minnehaha Creek/Lake Hiawatha Total Maximum Daily Load Study identified the area between West 34th Street and Meadowbrook Lake as generating the highest pollutant load per unit area when compared to other reaches of Minnehaha Creek;
- WHEREAS, the MCWD established the area between West 34th Street and Meadowbrook Lake as a priority area for capital project improvements, aimed at stormwater improvement and streambank restoration;
- WHEREAS, the WRMP provides that the Land Conservation Program will help accomplish these goals by connecting or expanding existing public lands, undertaking a restoration project, or by leveraging redevelopment opportunities, and further provides for capital spending within the Minnehaha Creek corridor (e.g., 5.8.2 and 5.8.5) to restore streambank stability and reduce stormwater volumes and nutrient loading to the creek, including construction of infiltration basins and devices, wetland restoration, reforestation, revegetation, and stormwater detention;
- WHEREAS, in 2010 the District under the Land Conservation Program budget acquired fee title to properties at 415 Blake Road, 1303 and 1305 Lake Street NE, and 427-429 Blake Road ;
- WHEREAS, in 2010 the Board of Managers approved a Cooperative Agreement with the City of Hopkins to coordinate corridor improvements, including the city's design and construction of a stormwater treatment facility on the District's properties; integrated park improvements to those properties and the adjoining Cottageville Park; and further cooperation to expand public benefits within the purposes and powers of each partner, including economic and housing development, public facilities and water resource protection and conservation;
- WHEREAS, pursuant to the Cooperative Agreement the City of Hopkins completed a feasibility study, conceptual design and a public input process for the design of the project;

- WHEREAS, in January 2014 the District was awarded a \$483,000 Clean Water Legacy grant from the Board of Water and Soil Resources for final design and implementation of the stormwater management improvements, Creek corridor vegetative buffer restoration, and public education throughout the park;
- WHEREAS, to meet deadlines and conditions of the grant and to most efficiently implement the water quality and stream corridor restoration components of the project for which the grant funding applies, the City of Hopkins and MCWD approved the First Amendment to the Cooperative Agreement under which the District is responsible for design and construction of the Cottageville Park Project, including certain grading, surfacing and landscaping work on the City's Cottageville Park property, with City reimbursement of MCWD costs exceeding the grant amount and an allocation responsibility to maintain the improvements and lands;
- WHEREAS, the Conceptual Master Plan was approved by Hopkins City Council and the MCWD Board of Managers on April 1, 2014 and April 10, 2014 respectively;
- WHEREAS, in accordance with Minnesota Statutes § 103B.251, subdivision 3, the District held a duly noticed public hearing on ordering of the Project on March 13, 2014, at which time all interested parties had the opportunity to speak for and against the Project;
- WHEREAS, pursuant to Minnesota Statutes § 103B.251 and the WRMP, on March 27, 2014, the Board of Managers ordered the Cottageville Park Project;
- WHEREAS, the Hopkins City Council reviewed and commented on draft project plans and schedule on May 13, 2014;
- WHEREAS, Staff held a public informational meeting at Eisenhower Community Center on May 20, 2014 to present project plans and schedule;
- WHEREAS, the Board of Managers reviewed draft project plans and schedule on May 22, 2014;
- WHEREAS, the Hopkins City Council approved project plans and schedule on June 3, 2014;
- WHEREAS, the board of Mangers authorized the District Administrator, on advice of Counsel, to execute project design contracts with Hart Howerton for the not to exceed amount of \$85,000 and to Wenck Associates for the not to exceed amount of \$95,000
- WHEREAS, the Minnehaha Creek Watershed District Board of Managers approved the final design for Phase 1 of the Cottageville Park Project, MCWD Permit 14-208, and authorized the District Administrator to solicit bids for construction on June 12, 2014;
- WHEREAS, responsive bids were received from Blackstone Contractors for the amount \$1,816,882 and Carl Bolander & Sons for the amount of \$2,066,716; and
- WHEREAS, when bids were opened in July 2014 bid prices were substantially higher than the engineer's estimate of \$1,324,749 due to several factors including the bidding climate, a high water table, material design choices, and clarity of the specifications; and
- WHEREAS, based on staff evaluation and its consultation with the District engineer and the City of Hopkins, which would bear the additional project cost, the Board of Managers adopted Resolution 14-058 rejecting the bids, in favor of staff's examination of the costs of Park features and offering value-

based adjustments to design elements, completing design of phases 2 and 3 based on adjustments to phase 1 and reissuing the request for bids;

WHEREAS, the City of Hopkins is leading the Blake Road Corridor Study to evaluate the future expansion of Blake Road to accomplish several goals including connections to parks and trails and enhancements to natural resources within the corridor;

WHEREAS, the District is a member of the Blake Road Corridor Study Technical Advisory Committee, actively participating in the project study as a regulatory entity, a landowner within the corridor, and a partner with the City of Hopkins, Hennepin County and others;

WHEREAS, recent analysis and plan view drawings for Blake Road redevelopment produced by the City have included a possible roundabout at Lake Street which would have significant impacts to 415 Blake Road, phase 2 of Cottageville Park;

WHEREAS, the potential impacts to 415 Blake Road are in conflict with the Cottageville Park master plan and mutual partner goals for the Minnehaha Creek greenway expansion;

WHEREAS, District staff offered comprehensive comments in a letter dated September 15, 2014 in response to the most recent Blake Road technical details and will remain committed to working collaboratively with the City of Hopkins and the Blake Road Corridor TAC to address the comments, solve problems and add value to the Blake Road corridor planning process.

NOW THEREFOR BE IT RESOLVED the Board of Managers hereby approves the Second Amendment to the Cooperative Agreement between the MCWD and the City of Hopkins to incorporate additional City land into Cottageville Park, Phase 1, and authorizes the Board President to sign the Second Amendment with any further non-material changes on advice of counsel;

BE IT FURTHER RESOLVED the Board of Managers Directs staff to proceed with design in accordance with the Board's direction in Resolution 14-058 for Phase 1, incorporating design for grading and vegetation of the duplex area and the Park entry road (existing alley), consistent with the Park Master Plan;

BE IT FURTHER RESOLVED the Board of Managers Directs that design for Cottageville Park Phases 2 and 3 be delayed until the future impacts to 415 Blake Road as a result of the planned Blake Road expansion are known;

BE IT FURTHER RESOLVED the Board of Managers supports staff's collaborative role in Blake Road corridor planning, but also directs staff in its participation to communicate the Board's interest in preserving the District's investment in real property along the corridor and the District's ability to achieve the water resource goals pursuant to which its real estate interests were acquired;

BE IT FURTHER RESOLVED, the Board of Managers hereby authorizes the District Administrator, on advice of counsel, to execute project design contract amendments with Hart Howerton for the additional amount of \$31,500 and with Wenck Associates for the additional amount of \$23,855, and with an additional contingency of \$4,645 for allocation between the two contracts as the Administrator may find warranted.

Resolution Number 14-078 was moved by Manager _____, seconded by Manager _____

Motion to adopt the resolution ____ ayes, ____ nays, ____ abstentions. Date: October 9, 2014.

Date: _____

Secretary

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**SECOND AMENDMENT to
COOPERATIVE AGREEMENT**

**Minnehaha Creek Watershed District and City of Hopkins
Cottageville Park Stormwater Management and Park Improvement Project**

This Second Amendment (“Amendment”) to the Cooperative Agreement (“Agreement”) is made between the Minnehaha Creek Watershed District (MCWD), a watershed district and political subdivision with powers at Minnesota Statutes Chapters 103B and 103D, and the City of Hopkins (“Hopkins”), a home rule charter city of the State of Minnesota (together, the “parties”).

Recitals and Statement of Purpose

WHEREAS on September 10, 2010, the parties entered into a cooperative agreement to advance social, economic and environmental goals within the Minnehaha Creek corridor, and on April 10, 2014 the parties amended that agreement (together, the “Agreement”);

WHEREAS the Agreement stated roles and responsibilities for water quality, riparian and community recreational improvements within the area described;

WHEREAS pursuant to the Agreement, the MCWD designed the improvements and solicited bids for their construction, but on the basis of bids received the parties determined to postpone a bid award in order to review project design, consider value engineering modifications, and extend the improvements to two areas adjacent to Cottageville Park that at the time of the Agreement were not yet under Hopkins control or otherwise were not ready to site the improvements;

WHEREAS one of these areas, a private residential duplex, now has been acquired by Hopkins, which will perform demolition of the structure and prepare the site, and the other, a public alley right-of-way owned by Hopkins, now is suitable in Hopkins’ determination for incorporation into the improvements;

THEREFORE the parties agree that this Amendment is made for mutual valuable consideration and is legally binding on each party pursuant to the terms herein.

Terms of Amendment

A. Paragraph 20 of the Agreement is revised to read as follows:

20. The MCWD’s design and construction of the Water Resource Improvements will encompass that part of Cottageville Park identified as “Phase I - Hopkins Land,” as well as those areas labeled as “Out Parcel” and “Alley,” on the Design and Construction Phasing Plan attached hereto as Exhibit C and incorporated herein (together, the “Cottageville Elements”). The MCWD’s design will include a part of the Facilities, as well as grading,

surface treatment and landscaping, and will conform to Exhibit B. The MCWD must secure Hopkins' approval of the 90 percent plans and specifications for the Cottageville Elements, consisting of grading plans, site trail layout and details/cross-sections, which Hopkins will not delay or unreasonably withhold. Hopkins will timely process any MCWD permit needed for the Cottageville Elements, without permit review costs, fee or financial assurance, and will timely communicate any local requirements regarding traffic, disturbance or occupation of public ways, and any other matters. Hopkins will allow for ingress/egress and occupation of Cottageville Park as necessary or convenient for construction. MCWD contracts for design and construction of the Cottageville Elements will state that warranties run to both the MCWD and Hopkins.

B. Paragraph 20d of the Agreement is revised to read as follows:

20d. Hopkins intends to undertake recreational, park or other improvements to Cottageville Park, including refinements to the area encompassed by the Cottageville Elements, at its discretion and sole cost. Any such improvements will be consistent with Exhibit B.

C. Except as specifically amended hereby, the Agreement and all terms therein remain in full force and effect.

Intending to be bound,

MINNEHAHA CREEK WATERSHED DISTRICT

Sherry Davis White, President

Date:

Approved for Form and Execution:

MCWD Counsel

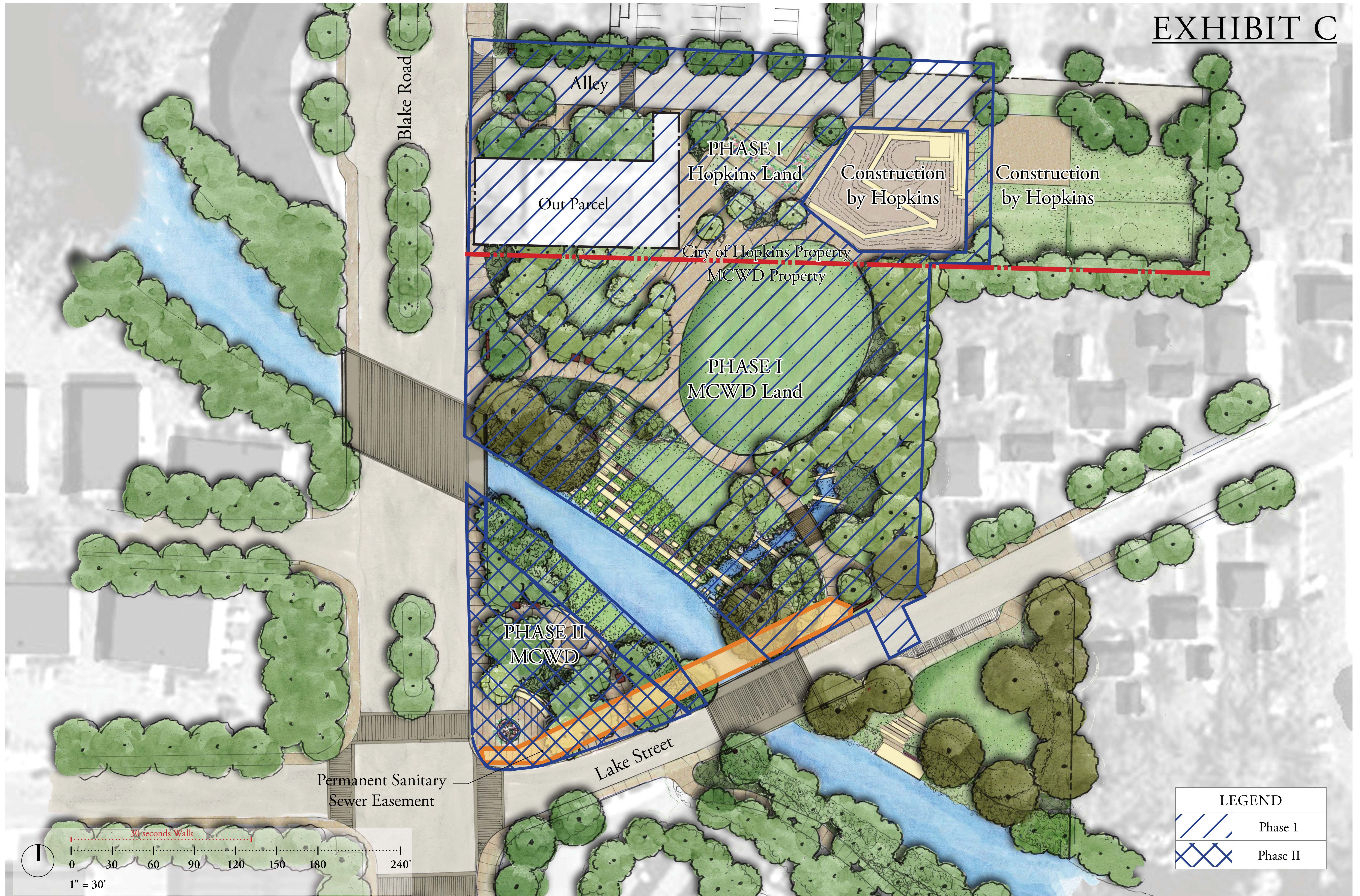
CITY of HOPKINS

Eugene Maxwell, Mayor

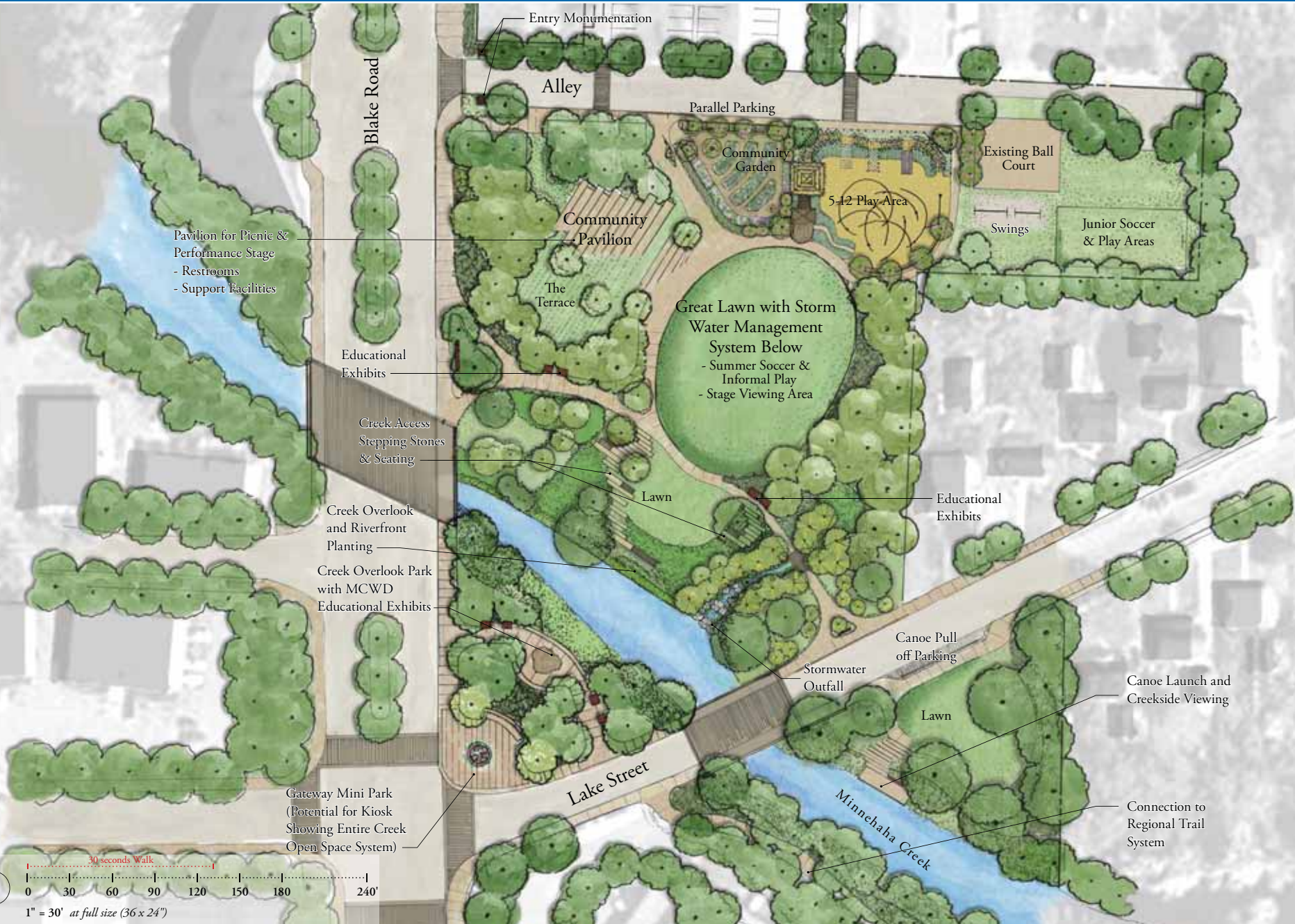
Date:

Michael Mornson, City Manager

Date:



COTTAGEVILLE PARK MASTER PLAN



Entry Monumentation

Alley

Parallel Parking

Community Garden

Existing Ball Court

5-12 Play Area

Swings

Junior Soccer & Play Areas

Pavilion for Picnic & Performance Stage
- Restrooms
- Support Facilities

Community Pavilion

The Terrace

Great Lawn with Storm Water Management System Below
- Summer Soccer & Informal Play
- Stage Viewing Area

Educational Exhibits

Creek Access Stepping Stones & Seating

Creek Overlook and Riverfront Planting

Creek Overlook Park with MCWD Educational Exhibits

Lawn

Educational Exhibits

Canoe Pull off Parking

Stormwater Outfall

Lawn

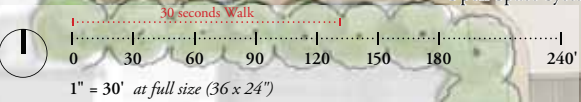
Canoe Launch and Creekside Viewing

Gateway Mini Park (Potential for Kiosk Showing Entire Creek Open Space System)

Lake Street

Minnehaha Creek

Connection to Regional Trail System



PROPOSAL

TO: Renae Clark, Projects Manager, Minnehaha Creek Watershed District
James Wisker, Director of Planning, Projects & Land Conservation
Minnehaha Creek Watershed District

FROM: Chris Meehan,
Mike Panzer

DATE: September 29, 2014

SUBJECT: Cottageville Park Phase 1 Value Engineering and Alleyway Design

Scope of Work

In the interest of expanding greenspace within the riparian corridor of Minnehaha Creek and creating water resources educational opportunities in the District, the Minnehaha Creek Watershed District (MCWD) is preparing to redevelop Cottageville Park, which is adjacent to Minnehaha Creek. This project is a component of the Urban Corridor Initiative which is targeted at addressing storm water quality, creating greenspace and outdoor experience opportunities for watershed residents.

The objective of this scope of work will be to:

1. Amend current phase 1 construction documents
2. Expand documents to include residential outlots
3. Expand documents to include new entry road
4. Expand documents to include south creek bank area
5. Complete bidding, administration and recommendation of award
6. Participate in project coordination meetings

Completion of the technical portion of this project will be a collaborative process between the City of Hopkins, MCWD, Hart Howerton, and Wenck. Wenck serve in the same role as in phase 1 where Wenck will serve as the prime technical provider for the project with supplemental information provided by Hart Howerton.

As a technical collaboration project between Wenck and Hart Howerton it is assumed Wenck will provide all of the documents necessary for bidding and construction of the project except for:

- Site Grading Plan and Details
- Site Layout and Details

- Planting Layout and Details
- Creek Overlook and Riverfront Garden Plans and Details
- Entry Monument and Details

Wenck will also receive advisory services from Hart Howerton on the following site details:

- Overflow Cascading Pool Plan/Details
- Irrigation Plan
- Lighting Plan
- Trail Plan and Materials

It is also assumed Hart Howerton will provide technical specifications associated with any specific products they request to have implemented in the project.

The technical work (scope of work) envisioned for completion of this project are described as a series of tasks (attached below). Each task includes the expected minimum level of effort using the most efficient discounted hourly rates that are currently used by MCWD along with direct expenses covering limited subsurface soils investigation, mileage, survey equipment, etc.

The deliverables for this project will be construction documents and bidding administration services for the construction of Phase 1, residential outlots, alleyway and south bank portion of land for Cottageville Park.

The schedule for this project is shown in the chart below and is based on a project start date in Oct. 2014:

Project Schedule Summary					
Cottageville Park					
Task #	Sub Task #		Oct.	Nov.	Dec.
1.0		Final Design			
	1.1	Amend Current Phase 1 Plans			
	1.2	Expand documents to include residential outlots			
	1.3	Expand documents to include new entry road			
	1.4	Expand documents to include south creek bank area			
	1.5	Complete bidding, administration and recommendation of award			
	1.6	Participate in project coordination meetings (3 Project Team & 2 Board Meetings)			

The Minnehaha Creek Watershed District

The City of Hopkins

Cottageville Park Phase 1A

PARK ENTRY ROAD AND RESIDENTIAL LOT ADDITIONS

Conceptual Opinion of Construction Cost

October 01, 2014

Hart Howerton

The scope includes the demolition and replacement of the existing alley with a wider road to accommodate two way traffic and parallel parking on the park side (south). The new road will end at the existing ball court, with the existing alley extending to the east from that point. The two residential lots between Blake Road and the Park will be graded and will have lawn and shrub areas with irrigation. Lawn will cover the site of the future Community Pavilion, to allow short term use for picnicking. Lawn will also cover the area immediately north of the Pavilion site, to allow for access during future construction of the Pavilion. Trees and shrubs will not be planted in the construction access area at this time. They will be planted later as part of the Pavilion project. Tree and shrub planting in this phase will be limited to the area between the Pavilion site and Blake Road, where future construction is not anticipated. Street trees will be planted along the north side of the Entry Road, where space allows, and along the north side of the Play Area. All plantings will be irrigated. A park entry sign will be sited south of the Entry Road, near Blake Road. This sign is being moved from the sidewalk entry location shown on the Phase 1 drawings, so no additional cost is shown. Costs shown here for the Entry Road are rough estimates based on the recent Phase 1 bid tab and should be verified with Wenck Associates.

Primary Cost Categories – Entry Road (to be verified by Wenck)

\$ 20,000	Mobilization and traffic control (allow.)
\$ 10,000	Demolition (allow.)
\$ 0	Electric power relocation
\$ 15,000	Excavation and borrow
\$ 24,000	Bituminous paving and base
\$ 38,000	Concrete banding in roadway and base
\$ 10,000	B612 curb and gutter
\$ 10,000	Allowance for catch basins in road
<u>\$ 24,000</u>	Site lighting (assume 4 Park fixtures along south curb of Entry Road)
\$151,000	

Primary Cost Categories – Landscaping

\$ 15,400	Topsoil/compost
\$ 12,800	5" Concrete sidewalk
\$ 9,000	8" Concrete sidewalk w/reinf.
\$ 15,600	Concrete steps
\$ 5,100	Sodded lawn with irrigation
\$ 26,900	Shrub areas with irrigation
\$ 9,500	Canopy trees and street trees
<u>\$ 0</u>	Park entry sign (see notes above)
\$ 93,400	

\$ 15,000 Contingency

\$ 259,400 Opinion of Cost (not including electric power relocation)

Robert L. Hart, AIA, AICP
 David P. Howerton, ASLA, AICP
 Craig Roberts
 A. James Tinson, AIA

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**Work Authorization for Additional Services
 Addendum One**

Date: September 30, 2014
To: Minnehaha Creek Watershed District
Project Name: Cottageville Park Design Phase 1
HH Project Number: 10.032.500

Contract: This Work Authorization for Additional Services is incorporated into and made a part of that certain agreement dated May 2, 2014 and Exhibit A dated April 7, 2014 by and between the Hart Howerton entity that is a party to that agreement (“HH”) and Client and shall be governed by that Agreement and the Terms and Conditions therein (collectively, the “Agreement”). The work described below is acknowledged to be outside the scope of basic services covered by the Agreement and constitutes Additional Services. The compensation set forth below is in addition to any compensation for basic services covered by the Agreement.

Scope of Work:

Revisions and Additions to the Phase 1 Construction Document Package

1. Amend the current Phase 1 Construction Document package, including specifications, to reflect the cost reductions and re-budgeting spread sheet changes as outlined in the document titled: Cottageville Park – Potential Cost Savings – September 2014. The document is attached as **Exhibit B.**
2. Expand the current Phase 1 Construction Document package to include the two residential out-lots on Blake Road at the northwest corner of the Park that are now vacated and are now considered part of the Cottageville Park. This will include grading, planting plan, irrigation, soil amendments, stair, utilities, technical specifications and other details consistent with the approved Cottageville Park Master Plan.
3. Expand the current Phase 1 Construction Document package to include the Park entry road at the northwest corner of the park as well as the connected parking lot consistent with the approved park master plan. This will include planting, irrigation and soil amendment plans.
4. Include planting plans and irrigation and other support soils or other amendments related to the proposed buffer planting zone for the Creek embankment area on the south side of the creek in the triangle bounded by Blake Road and Lake Street. The buffer improvement zone would



- extend from the Lake Street Bridge to the Blake Road Bridge.
5. Hart Howerton will prepare one Preliminary Assumption of Construction Cost for the elements that are part of their CD package components and will do one update prior to bid advertisement.
 6. Presentations are not included in this scope of services. Any presentations to the MCWD Board of Directors, the City of Hopkins or any other Agency would be considered Extra Services beyond the scope of this Addendum.
 7. Assume 1 site visit.
 8. Assume 4 Team meetings at the MCWD. Any additional meetings with the Team or with the City of Hopkins staff will be considered Extra Services beyond the scope of this Addendum.
 9. Services not part of this Addendum
 - a. Preparation of Bid Documents
 - b. Bidding process
 - c. Construction Administration
 - d. All engineering services as outlined in the original contractual agreement.
 10. At the point that Hart Howerton has received confirmation of the design direction and the MCWD or Wenck Engineers or the City of Hopkins have signed off on specific grade elevations or the layout plan or other elements that would be considered the framework for the final plan layout, any change that would affect the Construction Document package of drawings beyond this sign off point would be considered Extra Services. To clarify this position, Hart Howerton will formally inform the team of this confirmation point and date. Any subsequent changes to reduce cost beyond this point would be considered Extra Service.

Schedule: With immediate written approval, and subject to any provisions for extension of time in the Agreement, the work will be delivered within 6 to 7 weeks of the time that the agreement is approved by the MCWD Board of Directors. This Schedule excludes time for Client review and is reliant on timely provision of work product from Client consultants.

Compensation: Fixed Professional Fee: **\$ 31,500 (US Dollars)**, excluding Reimbursable Expenses.

Reimbursables: We propose an allowance of **\$500 (US Dollars)** to cover any reimbursable expenses for the work outlined within this Addendum. Should Extra Services be required, the Reimbursable Expense budget would be expanded to incorporate the additional work.

Thank you,

Agreed and accepted:

Roland Aberg
Principal
Hart Howerton

Signature

Date

Printed Name/Title
for and on behalf of:

Exhibit B – Cottageville Park – Potential Cost Savings, September 2014



EXHIBIT B

COTTAGEVILLE PARK
 POTENTIAL COST SAVINGS
 SEPTEMBER 2014

LEGEND VALUE ENGINEERING MODIFICATIONS

Item No.	Base Bid Item Description	Units	Quantity	REV. ENG. EST.		Quantity	COST SAVINGS		NOTES
				Unit Price	Extension		Reduction	Extension	
1	MOBILIZATION & DEMOBILIZATION	LS	1	\$ 120,000.00	\$ 120,000.00	1	\$ 15,000.00	\$ 15,000.00	ASSUMED REDUCTION, IN LINE WITH BUDGET REDUCTIONS
2	TRAFFIC CONTROL	LS	1	\$ 10,000.00	\$ 10,000.00				
3	TREE PROTECTION	LS	1	\$ 1,000.00	\$ 1,000.00				
4	CLEARING AND GRUBBING	LS	1	\$ 25,000.00	\$ 25,000.00				
5	ORANGE MESH CONSTRUCTION FENCING	LF	700	\$ 3.00	\$ 2,100.00				
6	REMOVE STORM SEWER PIPE	LF	415	\$ 11.00	\$ 4,565.00				
7	REMOVE FLARED-END SECTION	EA	1	\$ 500.00	\$ 500.00				
8	REMOVE STRUCTURE	EA	6	\$ 750.00	\$ 4,500.00				
9	REMOVE CONCRETE CURB & GUTTER	LF	265	\$ 10.00	\$ 2,650.00				
10	REMOVE CONCRETE WALK	SF	2070	\$ 1.00	\$ 2,070.00				
11	REMOVE BITUMINOUS PAVEMENT	SY	400	\$ 10.00	\$ 4,000.00				
12	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	355	\$ 8.00	\$ 2,840.00				
13	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	450	\$ 6.00	\$ 2,700.00				
14	REMOVE PLAYGROUND	LS	1	\$ 4,000.00	\$ 4,000.00				
15	REMOVE TRASH RECEPTACLE	EA	1	\$ 250.00	\$ 250.00				
16	REMOVE BENCH	EA	2	\$ 250.00	\$ 500.00				
17	REMOVE LIGHT POLE	EA	3	\$ 750.00	\$ 2,250.00				
18	REMOVE POWER POLE	EA	2	\$ 750.00	\$ 1,500.00				
19	REMOVE EXISTING IRRIGATION SYSTEM	LS	1	\$ 1,000.00	\$ 1,000.00				
20	REMOVE EXISTING IRRIGATION BOX	LS	1	\$ 500.00	\$ 500.00				
21	ABANDON STORM SEWER PIPE	LF	90	\$ 25.00	\$ 2,250.00				
22	ABANDON SANITARY SERVICE	EA	1	\$ 500.00	\$ 500.00				
23	ABANDON WATER SERVICE	EA	1	\$ 1,000.00	\$ 1,000.00				
24	POTHOLE FORCEMAIN	LS	1	\$ 1,500.00	\$ 1,500.00				
25	POTHOLE GAS MAIN	LS	1	\$ 1,500.00	\$ 1,500.00				
26	COMMON EXCAVATION - ONSITE (EV)	CY	2600	\$ 12.00	\$ 31,200.00				
27	COMMON BORROW (SP)	CY	500	\$ 25.00	\$ 12,500.00				
28	GRANULAR BORROW	TON	350	\$ 25.00	\$ 8,750.00				
29	BITUMINOUS MATERIAL FOR TACK COAT	GAL	26	\$ 10.00	\$ 260.00				
30	TYPE SP 9.5 WEARING COURSE MIXTURE (3.C)	TON	67	\$ 150.00	\$ 10,050.00	67	\$ 7.00	\$ 469.00	REVISE TO OIL TYPE B. CONFIRM ACCEPTABLE TO HENNEPIN COUNTY
31	TYPE SP 12.5 NON-WEARING COURSE MIXTURE (3.C)	TON	187	\$ 140.00	\$ 26,180.00	187	\$ 7.00	\$ 1,309.00	REVISE TO OIL TYPE B
32	AGGREGATE BASE CLASS 5, 100% CRUSHED	TON	903	\$ 40.00	\$ 36,120.00				
33	PAVEMENT MARKINGS	LS	1	\$ 2,000.00	\$ 2,000.00				
34	CONNECT TO EXISTING SANITARY SEWER PIPE	EA	2	\$ 3,000.00	\$ 6,000.00				
35	8" PVC SANITARY SEWER PIPE SDR-26	LF	130	\$ 50.00	\$ 6,500.00				
36	5" PVC PLUS	EA	1	\$ 300.00	\$ 300.00				
37	CONNECT TO EXISTING WATERMAIN	EA	1	\$ 5,000.00	\$ 5,000.00				

Item No.	Base Bid Item Description	Units	Quantity	REV. ENG. EST.		Quantity	COST SAVINGS		NOTES
				Unit Price	Extension		Reduction	Extension	
36	1" TYPE K COPPER WATER SERVICE	LF	130	\$ 35.00	\$ 4,550.00				
39	4" WATER SERVICE DUCTILE IRON PIPE CL 52	LF	20	\$ 150.00	\$ 3,000.00			\$ 3,000.00	REVISE PIPE TO 6" DIP
40	6" WATER SERVICE DUCTILE IRON PIPE CL 52	LF	170	\$ 75.00	\$ 12,750.00			\$ 75.00	REPLACE 4" DIP WITH 6" DIP
41	4" GATE VALVE & BOX	EA	1	\$ 2,000.00	\$ 2,000.00			\$ 2,000.00	ELIMINATE 4" GATE VALVE
42	6" GATE VALVE & BOX	EA	2	\$ 2,500.00	\$ 5,000.00			\$ (2,500.00)	ADD 6" GATE VALVE TO ACCOMMODATE NEW 6" DIP
43	DUCTILE IRON FITTINGS	LB	1000	\$ 10.00	\$ 10,000.00				
44	INSTALL HYDRANT & VALVE	EA	1	\$ 6,000.00	\$ 6,000.00				
45	IRRIGATION BOX W/ BACKFLOW PREVENTER	LS	1	\$ 7,000.00	\$ 7,000.00				
46	BOOSTER PUMP	LS	1	\$ 2,500.00	\$ 2,500.00				
47	HOSE BIBS W/ ENCLOSURE	LS	1	\$ 3,500.00	\$ 3,500.00			\$ 500.00	MOVE HOSE BIBS INTO GARDEN SHED
48	DRINKING FOUNTAIN	EA	2	\$ 750.00	\$ 1,500.00				
49	CONNECT TO EXISTING STORM SEWER PIPE	EA	2	\$ 30.00	\$ 60.00				
50	6" PVC SCHEDULE 40 DRAIN PIPE	LF	525	\$ 32.00	\$ 1,680.00				
51	8" PVC SDR 26 SOLID WALL PIPE	LF	36	\$ 32.00	\$ 1,152.00				
52	8" PVC SDR 26 PERFORATED PIPE	LF	87	\$ 35.00	\$ 3,045.00				
53	12" RC PIPE SEWER CLASS III	LF	37	\$ 50.00	\$ 1,850.00				
54	15" RC PIPE SEWER CLASS III	LF	90	\$ 50.00	\$ 4,500.00				
55	18" RC PIPE SEWER CLASS III	LF	654	\$ 60.00	\$ 39,240.00				
56	30" RCP PIPE SEWER CLASS III	LF	11	\$ 120.00	\$ 1,320.00				
57	48" RC PIPE SEWER CLASS III	LF	81	\$ 175.00	\$ 14,175.00				
58	44"x27" RC ARCH PIPE SEWER CLASS III	LF	135	\$ 160.00	\$ 21,600.00				
59	6" PVC WYE	EA	3	\$ 300.00	\$ 900.00				
60	AREA DRAIN - FLAT GRATE	EA	7	\$ 800.00	\$ 5,600.00				
61	AREA DRAIN - DOMED GRATE	EA	5	\$ 700.00	\$ 3,500.00				
62	2X8' CATCH BASIN	EA	2	\$ 3,000.00	\$ 6,000.00				
63	4" DIAMETER STORM SEWER MANHOLE	EA	1	\$ 4,000.00	\$ 4,000.00				
64	4" DIAMETER STORM SEWER CATCH BASIN MANHOLE	EA	3	\$ 4,000.00	\$ 12,000.00				
65	6" DIAMETER STORM SEWER CATCH BASIN MANHOLE W/ WEIR WALL	EA	1	\$ 13,000.00	\$ 13,000.00				
66	6" DIAMETER OUTLET STRUCTURE W/ WEIR WALL	EA	1	\$ 13,000.00	\$ 13,000.00				
67	7" DIAMETER STORM SEWER MANHOLE	EA	2	\$ 9,000.00	\$ 18,000.00				
68	7" DIAMETER STORM SEWER CATCH BASIN MANHOLE	EA	1	\$ 9,000.00	\$ 9,000.00				
69	7" DIAMETER CLEANOUT MANHOLE W/ SAFETY BAFFLE	EA	2	\$ 14,000.00	\$ 28,000.00				
70	6'x8' OUTFALL STRUCTURE W/ HEADWALL, STONE VENEER, AND RAILING	LS	1	\$ 65,000.00	\$ 65,000.00				
71	UNDERGROUND STORAGE UNIT	LS	1	\$ 225,000.00	\$ 225,000.00			\$ 36,000.00	REVISE HOPE JOINT TYPE FROM WATER TIGHT TO SOIL TIGHT
72	SAND FILTER SYSTEM	LS	1	\$ 23,000.00	\$ 23,000.00				
73	2" POLYSTYRENE INSULATION SHEETS	SY	18	\$ 40.00	\$ 720.00				
74	ADJUST EXISTING VALVE BOX	EA	1	\$ 400.00	\$ 400.00				
75	ADJUST EXISTING CASTING	EA	1	\$ 400.00	\$ 400.00				
76	4" CONCRETE WALK	SF	2680	\$ 6.00	\$ 16,080.00				
77	COLORLED CONCRETE WALK, 3"	SF	6740	\$ 9.00	\$ 60,660.00				NON-COLORED AS ALTERNATE
78	8" REINFORCED COLORED CONCRETE PAVEMENT	SF	3225	\$ 15.00	\$ 48,375.00				NON-COLORED AS ALTERNATE
79	COLORLED CONCRETE WALK, MOCK-UP	EA	3	\$ 1,500.00	\$ 4,500.00			\$ 1,500.00	REDUCE NUMBER OF MOCK-UPS

Item No.	Base Bid Item Description	Units	Quantity		REV. ENG. EST.		Quantity	COST SAVINGS		NOTES
			Quantity	Units	Unit Price	Extension		Reduction	Extension	
80	CONCRETE CURBS & GUTTER DESIGN 6618	LF	265		\$ 25.00	\$ 6,625.00				
81	COLORLED CONCRETE BAND	LF	200		\$ 20.00	\$ 4,000.00				
82	CONCRETE UNIT PAVERS	SF	952		\$ 15.00	\$ 14,280.00				
83	PAVER EDGING	LF	412		\$ 9.00	\$ 3,708.00				
84	COLORLED CONCRETE AND WOOD BENCH	EA	7		\$ 8,000.00	\$ 56,000.00	7	\$ 5,000.00	\$ 35,000.00	REVISE FINISH AND REDUCE SIZE OF BENCHES PER BLACKSTONE
85	CRUSHED ROCK SURFACING	SF	1995		\$ 4.50	\$ 8,977.50				
86	TREATED TIMBER BEAMS	LS	1		\$ 8,000.00	\$ 8,000.00				
87	TREATED TIMBER WALK	SF	160		\$ 25.00	\$ 4,000.00				
88	STREET SWEEPER (WITH PICKUP BROOM)	HR	15		\$ 150.00	\$ 2,250.00				
89	WATER FOG DUST CONTROL	MG	10		\$ 100.00	\$ 1,000.00				
90	DEWATERING	LS	1		\$ 10,000.00	\$ 10,000.00	1	\$ 10,000.00	\$ 10,000.00	ELIMINATE ITEM
91	DEWATERING-PIPE AND UNDERGROUND STORAGE UNIT INSTALLATION	LS	1		\$ 50,000.00	\$ 50,000.00				
92	SILT FENCE, TYPE MS - MAINTAINED	LF	550		\$ 4.00	\$ 2,200.00				
93	FLOTATION SILT CURTAIN TYPE MOVING WATER	LF	75		\$ 30.00	\$ 2,250.00				
94	SEDIMENT CONTROL LOG TYPE STRAW (OR BIOROLL)	LF	150		\$ 6.00	\$ 900.00				
95	INLET PROTECTION - MAINTAINED	EA	12		\$ 350.00	\$ 4,200.00				
96	INLET PROTECTION (AREA DRAIN) - MAINTAINED	EA	12		\$ 250.00	\$ 3,000.00				
97	TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	2		\$ 1,500.00	\$ 3,000.00				
98	STRAW MULCH TYPE 1 W/ DISC ANCHORING	SY	100		\$ 5.00	\$ 500.00				
99	HAND PLACED RIP RAP TYPE A	TON	18		\$ 400.00	\$ 7,200.00				
100	HAND PLACED RIP RAP TYPE B	TON	6		\$ 375.00	\$ 2,250.00				
101	HAND PLACED RIP RAP TYPE C	TON	10		\$ 350.00	\$ 3,500.00				
102	TYPE V GEOTEXTILE	SY	45		\$ 5.00	\$ 225.00				
103	TYPE 2 COMPOST (LV)	CY	395		\$ 50.00	\$ 19,750.00	395	\$ 50.00	\$ 19,750.00	ELIMINATE ITEM, PREMIUM SOIL IS HIGH QUALITY
104	PREMIUM TOPSOIL BORROW (LV)	CY	1386		\$ 50.00	\$ 69,300.00	530	\$ 50.00	\$ 26,500.00	REDUCE DEPTH TO 4" AT SOD, 8" AT PLANT BEDS, REDUCE TOTAL PLANTING AREA
105	SODDING TYPE MINERAL	SY	2910		\$ 4.50	\$ 13,095.00	550	\$ 4.50	\$ 2,475.00	CHANGE SOME SHRUB BEDS TO LAWN, ADD 550 SQ YD, CONSIDER REVISING SODDING TYPE TO STANDARD SOD (\$2.25/SY)
106	TEMPORARY SEEDING	AC	1		\$ 1,000.00	\$ 1,000.00				
107	CONIFEROUS TREE 8 FT. HT. BAB	EA	7		\$ 800.00	\$ 5,600.00				
108	DECIDUOUS TREE 3" CAL. BAB	EA	25		\$ 500.00	\$ 12,500.00				
109	DECIDUOUS TREE 2" CAL. BAB	EA	25		\$ 350.00	\$ 8,750.00				
110	ORNAMENTAL TREE 2" CAL. BAB	EA	21		\$ 350.00	\$ 7,350.00				
111	DECIDUOUS TREE #10 CONT. BAB	EA	9		\$ 350.00	\$ 3,150.00				
112	ORNAMENTAL TREE, MULTI 8 FT. HT. BAB	EA	11		\$ 450.00	\$ 4,950.00				
113	TRANSPLANT TREE	EA	2		\$ 500.00	\$ 1,000.00	2	\$ 500.00	\$ 1,000.00	LEAVE TREES IN PLACE
114	CONIFEROUS SHRUB #5 CONT.	EA	48		\$ 60.00	\$ 2,880.00	48	\$ 60.00	\$ 2,880.00	ELIMINATE ALL
115	CONIFEROUS SHRUB #2 CONT.	EA	459		\$ 40.00	\$ 18,360.00	66	\$ 40.00	\$ 2,700.00	REVISE QUANTITY
116	DECIDUOUS SHRUB #5 CONT.	EA	1052		\$ 50.00	\$ 52,600.00	450	\$ 50.00	\$ 22,500.00	REVISE QUANTITY
117	DECIDUOUS SHRUB #2 CONT.	EA	182		\$ 40.00	\$ 7,280.00	90	\$ 40.00	\$ 3,600.00	REVISE QUANTITY
118	DECIDUOUS SHRUB #1 CONT.	EA	30		\$ 20.00	\$ 600.00	30	\$ 20.00	\$ 600.00	REVISE QUANTITY
119	VINE #1 CONT.	EA	7		\$ 30.00	\$ 210.00				
120	PERENNIAL #1 CONT.	EA	1157		\$ 15.00	\$ 17,355.00				
121	PERENNIAL #4 POT	EA	168		\$ 10.00	\$ 1,680.00				
122	BULBS	EA	1000		\$ 4.00	\$ 4,000.00	1000	\$ 4.00	\$ 4,000.00	REVISE QUANTITY
123	ORNAMENTAL GRASS #1 CONT.	EA	710		\$ 8.00	\$ 5,680.00				

