

MEETING DATE: March 24, 2016

TITLE: Authorization to execute a cooperative agreement with Park Nicollet Health Services to collaborate on flooding solutions and master planning for the Methodist Hospital Campus.

RESOLUTION NUMBER: 16-030

PREPARED BY: James Wisker

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REVIEWED BY: Administrator Counsel Program Mgr. (Name): _____
 Board Committee Engineer Other

WORKSHOP ACTION:

<input type="checkbox"/> Advance to Board mtg. Consent Agenda.	<input type="checkbox"/> Advance to Board meeting for discussion prior to action.
<input type="checkbox"/> Refer to a future workshop (date): _____	<input type="checkbox"/> Refer to taskforce or committee (date): _____
<input type="checkbox"/> Return to staff for additional work.	<input type="checkbox"/> No further action requested.
<input checked="" type="checkbox"/> Other (specify): FINAL ACTION ON MARCH 24, 2016.	

PURPOSE or ACTION REQUESTED:

1. Authorization to execute a cooperative agreement with Park Nicollet Health Services.
2. Authorization to execute a contract with Wenck Associates and Hart Howerton to not exceed \$24,940 for engineering and master planning services to facilitate the partnership.
 - a. MCWD's costs not to exceed \$12,469.50

PROJECT/PROGRAM LOCATION: See attached map(s)

PROJECT/PROGRAM COST:

Fund name and number: 2002 – Planning
Current Budget: \$120,000 Minnehaha Creek Greenway
Expenditures to date: \$0
Requested amount of funding: \$12,469.50

PAST BOARD ACTION:

14-087 – Authorization to enter into a Memorandum of Understanding with Park Nicollet

SUMMARY:

Historically, uncoordinated changes in land-use in the area between West 34th and Meadowbrook Lake have degraded and fragmented Minnehaha Creek. Urbanization has drained and filled wetlands, fragmented the natural stream corridor and increased pollutant loading and runoff volumes and rates. Due to these factors, this geography produces the highest pollutant loading per unit area along Minnehaha Creek, contributing substantially to the impairment of downstream Lake Hiawatha. Consequently, the Minnehaha Creek Watershed District Board of Managers has designated this area a strategic priority for capital project planning and implementation.

Guided in part by the *Balanced Urban Ecology* policy, which advocates for integrated planning through multi-jurisdictional and cross-sector partnerships, the Minnehaha Creek Watershed District (MCWD) has initiated a series of strategic initiatives to restore the ecological integrity of Minnehaha Creek, while enhancing the social and economic vitality of the corridor.

As part of efforts within the corridor, in 2008 MCWD and Park Nicollet Health Services collaborated on site improvements to the Methodist Hospital campus that restored 1,400 feet of Minnehaha Creek and provided access to 10 acres of restored greenspace through a pedestrian boardwalk.

Following record flooding in 2014 Park Nicollet and the District renewed their partnership by entering into a Memorandum of Understanding (MOU) to collaboratively investigate a range of flood solutions for the Methodist Campus whose loading dock operation had been impacted by 2014 high water.

Through the course of this collaborative work to investigate flood solutions Park Nicollet has advanced planning for a potential flood wall to protect the Methodist loading dock area. To compensate for any floodplain area lost by construction of this wall Park Nicollet would be required under City and MCWD regulation to provide an equivalent volume of compensatory storage.

Park Nicollet has identified a possible compensatory storage location on land at the north east quadrant of Louisiana Avenue and Excelsior Blvd. However through collaboration Park Nicollet and MCWD have also identified the potential to enhance wetlands on the north side of the site that would provide compensatory storage and potentially create ecological lift across the site's natural resources.

Park Nicollet has expressed an interest in continuing collaboration with the MCWD to refine this wetland enhancement floodplain solution through design on a schedule concurrent with the planning of its flood wall.

In addition, Park Nicollet and MCWD have expressed mutual interest exploring opportunities to develop a master plan for the site's natural resources that explore the possibility of creating additional flood storage, managing regional stormwater, improving vegetative diversity and habitat, evaluating upstream and downstream trail connections, improving the pedestrian experience on the boardwalk, evaluating Park Nicollet's concepts for visitor café enhancement, identifying managed viewsheds, and developing a sustainable site management plan.

To advance this work staff is recommending the District enter a cooperative agreement with Park Nicollet and execute a scope of services for engineering and landscape architecture. Attached is a draft cooperative agreement between Park Nicollet and MCWD that outlines a framework for collaboratively undertaking this work. The consulting costs for the master planning effort are proposed to be shared between the partners 50:50 with a cost to the District not to exceed \$12,469.50.

Attachments:

1. Map(s)
2. Draft Cooperative Agreement
3. Scope of Services

**DRAFT for discussion purposes only and subject to Board approval and the availability of funds.
Resolutions are not final until approved by the Board and signed by the Board Secretary.**

RESOLUTION

RESOLUTION NUMBER: 16-030

TITLE: Authorization to execute a cooperative agreement with Park Nicollet Health Services to collaborate on flooding solutions and master planning for the Methodist Hospital Campus.

WHEREAS, the MCWD Board of Managers has focused its water resource planning and implementation efforts within the most degraded section (priority geography) of the Minnehaha Creek subwatershed located between West 34th Street and Meadowbrook Lake; and

WHEREAS, the District's planning and implementation work has been guided by the adoption of the *Balanced Urban Ecology* policy which emphasizes the integration of water resource planning with that of economic development, land-use, transportation and infrastructure through the use of multi-jurisdictional cross-sector partnerships, practicing innovation and flexibility to effectively leverage partnership assets; and

WHEREAS, within the Minnehaha Creek Greenway the MCWD has developed a series of strategic capital project initiatives to advance goals of treating regional stormwater runoff, improving the ecological integrity of Minnehaha Creek and integrating the stream corridor into the surrounding urban fabric in ways that enhance the social and economic vitality of the corridor; and

WHEREAS, in 2008 the MCWD and Park Nicollet Health Services collaborated to realign 1,400 feet of Minnehaha Creek, providing access to 10 acres of restored greenspace through a 1,900 foot boardwalk at Methodist Hospital; and

WHEREAS, in 2014 due to record flooding Park Nicollet experienced high water that impacted the operation of its loading docks at Methodist Hospital; and

WHEREAS, Park Nicollet Health Services subsequently established goals of improving flood protection for Methodist Hospital; and

WHEREAS, pursuant to resolution 14-087, in 2015 the MCWD and Park Nicollet executed a Memorandum of Understanding documenting their mutual interest in creatively and collaboratively identifying a range of flood solutions for the hospital; and

WHEREAS, Park Nicollet Health Services and the MCWD have collaboratively reviewed a range of flood solutions and have expressed mutual interest in advancing a wetland enhancement project as a potential floodplain compensatory storage solution, while conducting master planning for the Methodist Campus; and

WHEREAS, the MCWD and Park Nicollet have memorialized their mutual interests to collaborate in areas of finalizing flood management solutions and master planning in a Cooperative Agreement.

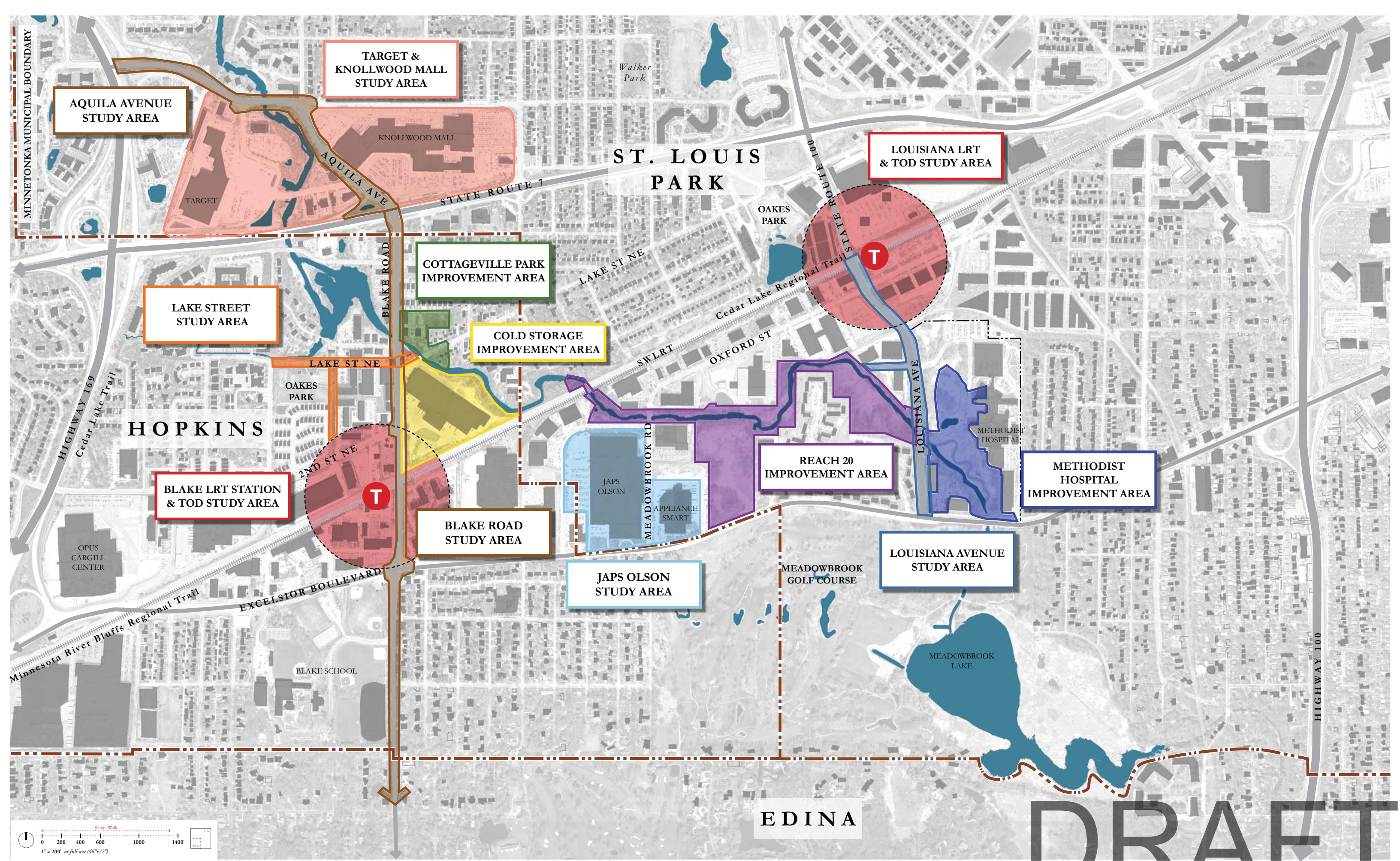
NOW, THEREFORE, BE IT RESOLVED that the Minnehaha Creek Watershed District Board of Managers hereby authorizes the Board President to execute a cooperative agreement with Park Nicollet Health Services; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Minnehaha Creek Watershed District Board of Managers hereby authorizes non-substantive revisions to be made to the Cooperative Agreement as the document is finalized with Park Nicollet, on advice of counsel; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Minnehaha Creek Watershed District Board of Managers hereby authorizes the District Administrator to execute a contract with Wenck Associates for an amount not to exceed a total cost of \$24,940 and a not to exceed District cost of \$12,469.50.

Resolution Number 16-030 was moved by Manager _____, seconded by Manager _____.
Motion to adopt the resolution ___ ayes, ___ nays, ___ abstentions. Date: _____.

Secretary Date: _____



MINNETONKA MUNICIPAL BOUNDARY

AQUILA AVENUE STUDY AREA

TARGET & KNOLLWOOD MALL STUDY AREA

LOUISIANA LRT & TOD STUDY AREA

LAKE STREET STUDY AREA

COTTAGEVILLE PARK IMPROVEMENT AREA

COLD STORAGE IMPROVEMENT AREA

BLAKE LRT STATION & TOD STUDY AREA

BLAKE ROAD STUDY AREA

JAPS OLSON STUDY AREA

REACH 20 IMPROVEMENT AREA

METHODIST HOSPITAL IMPROVEMENT AREA

LOUISIANA AVENUE STUDY AREA



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DRAFT

COOPERATIVE AGREEMENT

FOR

FLOODPLAIN MANAGEMENT AND MASTER PLANNING

This cooperative agreement (Agreement) is by and between Minnehaha Creek Watershed District (MCWD), a watershed district and political subdivision established pursuant to Minnesota Statutes Chapters 103B and 103D, and Park Nicollet Health Services (Park Nicollet), a Minnesota non-profit corporation and subsidiary of Health Partners, (together, the “Parties”), executed this _____ day of _____, 2016.

1. Recitals and Statement of Purpose

- a. Park Nicollet has flooding concerns at its Methodist Hospital campus and is proposing to construct a flood wall in June 2016;
- b. MCWD rules require compensatory flood storage for any fill/impact in the 100 year floodplain; currently this is estimated to be approximately 1200 cubic yards of compensatory storage;
- c. Park Nicollet identified a potential site for this compensatory storage in the southwest quadrant of hospital campus, at the northeast quadrant of Louisiana and Excelsior (“Southwest Site”); the parties recognize that this site is problematic because it removes trees that screen natural areas of Minnehaha Creek; may not be the most cost-effective option; and involves potential impacts and access issues with adjacent parcel(s) of real estate;
- d. MCWD and Park Nicollet conducted a preliminary investigation into the feasibility of achieving compensatory flood storage through wetland enhancement on an alternative site, on the hospital campus and north of the flood wall project (“North Site”);
- e. This preliminary investigation suggests that wetland restoration on the alternative North Site (see attached Figure 3) is technically feasible and appears to meet regulatory requirements; this restoration project would occupy approximately 3.4 acres and is estimated to be of equal or lesser cost than the Southwest Site option; [don’t want this to be read as MCWD warranty/representation]
- f. Park Nicollet is interested in enhancing the relation between the wetlands and creek area ecology and the human environment by connecting the employee and visitor café to the same wetland. This could be in the form of a deck or solarium addition to the existing area overlooking the wetland.
- g. The parties wish to cooperate in Park Nicollet’s design, permitting, and preparation of construction documents for the North Site, while also cooperating

to explore long term master planning of flood storage and other water resource and natural resource management or enhancement opportunities at Park Nicollet – Methodist Hospital campus;

- h. Park Nicollet recognizes that it is responsible for compliance with MCWD regulatory requirements, and for costs of same; it also recognizes that it may, subject to cost reimbursement provisions, elect at any time to cease participation in the cooperative approach outlined by this Agreement and pursue its own approach to meeting the regulatory requirements (standard permit process);
 - i. Wenck Associates is the MCWD engineer, and Hart Howerton has provided and currently provides consulting services to the MCWD along this section of the Minnehaha Creek corridor; MCWD has determined that, due to their familiarity and expertise, Wenck and Hart Howerton are in a unique position to facilitate a Park Nicollet project that also supports public water resource goals for the area as well as to meet the flood management needs of Park Nicollet, such that in this case, Park Nicollet’s retention of Wenck and Hart Howerton does not compromise the MCWD’s ability to perform independent regulatory review of the Park Nicollet proposed project;
 - j. MCWD finds that there is a broader public purpose for watershed planning of the area, integrated with land use, natural resource, and recreational planning goals;
 - k. The Parties wish to enter into this agreement to coordinate roles and responsibilities.
2. Floodplain Mitigation Project
- a. Responsibilities of the Parties to this Agreement
 - i. MCWD
 - 1. MCWD consents to Park Nicollet’s retention of Wenck and Hart Howerton for purposes of completing design, permit application, and construction documents for the floodplain mitigation project;
 - 2. MCWD will retain an independent role, and retain a third party engineer as necessary, to review and confirm compliance with permit requirements;
 - 3. MCWD agrees to provide regulatory compliance review through an iterative process with several milestones, including at fifty percent (50%) design completion;

4. MCWD will contribute to a coordinated and efficient permitting process concerning the regulatory approvals for the North Site with St. Louis Park, the U.S. Army Corps of Engineers, the Minnesota Department of Natural Resources, in coordination with Park Nicollet and its consultant team, understanding Park Nicollet's need to maintain the anticipated project schedule; MCWD will participate in a pre-application meeting with these agencies and MCWD will provide to the other agencies its evaluation of how the proposed project meets MCWD regulatory requirements;
5. If MCWD identifies project enhancements that serve watershed public purposes above the regulatory baseline requirements, MCWD will be responsible for the design, permitting, and construction costs of those project elements;
6. MCWD may choose to pursue grant funds for enhancements described in paragraph 2.a.i.5 above. Such funds will not be used for Park Nicollet regulatory compliance.

ii. Park Nicollet Health Services

1. Park Nicollet will bear the costs of the design and construction for the North Site project, and will be fully responsible for the costs of obtaining permits for the baseline project];
2. Following the completion of fifty percent (50%) design, the pre-application meeting described in paragraph 2-a-i-4 above, and an assessment of regulatory feasibility, Park Nicollet will determine whether to proceed with completion of design of the North Site project, revert to the original Southwest Site option, or suspend the floodwall project;
3. Park Nicollet anticipates starting construction of the North Site project on July 1 and completing construction by October 1, and completing floodplain mitigation (wetland restoration) at the project site during winter construction from December 2016 through January 2017;

4. Park Nicollet may retain an independent engineer to evaluate the project for a no rise certification of the 100 year high water level consistent with the Department of Natural Resources guidance.

3. Master Planning

- a. MCWD and Park Nicollet commit to a Master Planning process to explore opportunities to coordinate management and enhancements of the natural areas on the Park Nicollet–Methodist Hospital campus that will serve both public and private purposes, including:
 - i. Creating additional flood storage;
 - ii. Managing regional stormwater;
 - iii. Improving vegetative diversity and habitat;
 - iv. Evaluating the opportunity to connect the Methodist Boardwalk to upstream trail systems west of Louisiana as part of the Louisiana Bridge reconstruction;
 - v. Evaluating the opportunity for a trail on the south bank of Minnehaha Creek from Excelsior (north-west) towards Louisiana, and other potential pedestrian connections from Meadowbrook Golf Course upstream into the Minnehaha Creek greenway
 - vi. Improving aesthetics and the pedestrian experience by increasing shade on the boardwalk through vegetation improvements and other creative design options;
 - vii. Evaluating Park Nicollet’s charrette options to connect people using the visitor café to the site’s natural resources through a potential deck or solarium addition to the existing area overlooking the wetland.
 - viii. Identifying opportunities to create and maintain targeted viewsheds from the Boardwalk though vegetation management;

- ix. Developing a long term sustainable site management plan for natural areas.
- b. MCWD will develop a scope and retain Wenck and Hart Howerton to complete a Master Planning feasibility study concurrent in time with the Floodplain Mitigation Project design.
- c. .On receipt of the study report, Park Nicollet will reimburse the MCWD for one-half of the contracted study cost, up to \$12,469.50. This allocation is based on the parties' judgment of public and private study benefits.
- d. The master plan will identify preliminary rough costs associated with concept improvements, and targeted sources of grant funds and their potential uses.
- e. Should the Parties elect to collaboratively undertake further work to implement the Master Plan, they will enter into a further agreement detailing funding and implementation responsibilities.

4. Other Miscellaneous Provisions

a. Liability and Indemnification

- i. Only contract remedies are available for a breach of this Agreement. No party will be liable for special, indirect, incidental, punitive, exemplary, or unforeseeable consequential damages arising out of or in connection with its respective obligations under this Agreement.
- ii. Specific performance is explicitly an available remedy for the failure of a party to perform any obligation hereunder and does not require a demonstration that other remedies are inadequate.
- iii. 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, this Agreement creates no right in and waives no immunity, defense, or liability limit of MCWD as a public body under law, with respect to any third party or another party to this Agreement.

5. Amendment and Termination

- a. An amendment to this Agreement must be in writing and executed by the Parties, and approved by the Board of Managers of MCWD, and executed by the President of the MCWD Board.
- b. This agreement shall continue until rescinded or terminated by written agreement.
- c. Written notice of termination is to be provided a minimum of 30 days in advance of termination. Once MCWD has incurred the costs for the Master Planning feasibility study, Park Nicollet will remain obligated to reimburse MCWD for its share of the study costs, notwithstanding termination, absent MCWD's breach of the Agreement.
- d. In the event of termination, Park Nicollet will remain the owner of the North Site and will bear all responsibilities related thereto.
- e. If Park Nicollet conveys the North Site property to a successor in interest while this Agreement is in effect, Park Nicollet will require as a condition of conveyance that the successor accept an assignment of this Agreement and all rights and responsibilities hereunder.

6. Notices

- a. Any notices required or given in connection with this agreement shall be provided by certified mail or personal delivery to the following representatives:

MCWD:

Park Nicollet:

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

This Agreement is effective on execution by the Parties and will remain in effect for five years or until terminated per section 5, above.

MINNEHAHA CREEK WATERSHED DISTRICT,
A watershed district and political subdivision established pursuant to Minnesota Statutes
Chapters 103B and 103D

By _____
Its President

PARK NICOLLET HEALTH SERVICES
A Minnesota non-profit corporation and subsidiary of Health Partners

By _____

DRAFT

Proposal



Responsive partner.
Exceptional outcomes.

To: James Wisker
Minnehaha Creek Watershed District

From: Wenck Associates, Inc. and Hart Howerton

Date: March 17, 2016

Subject: Park Nicollet Concept Master Plan Development
Preliminary Scope of Work and Cost Estimate

Wenck Associates, Inc. (Wenck) is pleased to submit a scope of work, cost estimate, and schedule for the development of a Concept Master Plan to explore opportunities to enhance natural areas on the Park Nicollet-Methodist Hospital campus to provide ecological and aesthetic benefits while also potentially providing floodplain storage and stormwater management, or enhancing existing trail systems.

The Minnehaha Creek Watershed District has proposed a partnership with Park Nicollet and the City of St. Louis Park to commit to joint master planning process to explore these opportunities that will provide both private and public benefits. Wenck proposes to work with Hart Howerton and District staff to develop the Concept Master Plan. The Concept Master Plan will also incorporate information from past projects that have been constructed on or adjacent to the Methodist campus or from plans for other future proposed projects.

Wenck proposes the following tasks to complete the project. A cost estimate and brief description for each proposed task is also included below:

- Task 1 Creation of Additional Floodplain Storage
- Task 2 Manage Regional Stormwater
- Task 3 Improve Vegetative Diversity, Habitat, and Aesthetics
- Task 4 Evaluate Opportunity for Trail Expansion
- Task 5 Existing Boardwalk Vegetation Improvements
- Task 6 Incorporate Park Nicollet Expansion of Outdoor Deck
- Task 7 Vegetation Management to Maintain Targeted Viewsheds
- Task 8 Long Term Site Management Plan
- Task 9 Development of Preliminary and Final Concept Master Plan

Task 1 Create Additional Floodplain Storage

Wenck will use previously collected information and collect additional required information to evaluate the potential and feasibility of creating additional compensatory floodplain storage on the campus. Wenck will conduct a supplementary site survey to collect necessary topographic information and other existing condition information. Wenck will also conduct a site visit with Hart Howerton to determine the potential configuration of compensatory storage areas in order to blend these areas into the entire vision for the site.

Deliverable – Floodplain Storage Figure with associated calculations

Task 2 Manage Regional Stormwater

Wenck will evaluate the feasibility of options for stormwater management on the site and determine the technical and regulatory requirements of each option. As part of the analysis we will incorporate previous analysis completed as part of the Louisiana Station analysis completed for the City of St. Louis Park in addition to conceptual plans for Louisiana Road reconstruction. If feasible options are identified, a conceptual stormwater plan will be developed. Wenck will work with Hart Howerton to incorporate the locations and characteristics of stormwater features into their vision for the site.

Deliverable – Conceptual Regional Stormwater Alternatives Figure with associated costs.

Task 3 Improve Vegetative Diversity, Habitat, and Aesthetics

In order to improve vegetative diversity and habitat on the site, Wenck proposes to work with District staff to evaluate vegetation community enhancement options. A site visit will be conducted by Wenck and District staff to evaluate existing vegetation communities and identify potential areas for enhancement. The enhancement options will evaluate the ecological benefits to the site as well as the aesthetic appearance of each community to determine how it would fit into the entire vision for the site. After determining the ecological benefits and feasibility of potential options, a conceptual vegetation enhancement plan will be developed by Hart Howerton.

Deliverable – Input and review of Hart Howerton's vegetation enhancement plan.

Task 4 Evaluate Opportunities for Trail Expansion

This task involves the evaluation of opportunities for trail expansion near the campus. Specifically, opportunities will be evaluated for a trail south of Minnehaha Creek from Excelsior Blvd towards Louisiana Ave; and to connect the existing Methodist Boardwalk to upstream trail systems west of Louisiana Ave concurrent with the reconstruction of the bridge on Louisiana Ave. Additionally identified connections will be evaluated in conjunction with potential future implementation of the SWLRT Louisiana Station.

A site investigation would be conducted by Wenck and Hart Howerton staff to identify opportunities for potential trail connections and to document site constraints and existing conditions. Wenck and Hart Howerton would cooperate to review previous information and coordinate with the City of St. Louis Park to develop a conceptual plan for connection of the existing Methodist Boardwalk to upstream trails that would incorporate City goals for the trail system as well.

Deliverable – Input and review of Hart Howerton's trail connection plan.

Task 5 Existing Boardwalk Vegetation Improvements

Hart Howerton will develop potential options to enhance vegetation adjacent to the existing Methodist Boardwalk with the goal of improving aesthetic appeal and increasing shade along the boardwalk. Wenck will evaluate the options in terms of applicable regulations and technical feasibility of the proposed enhancement.

Deliverable – Input and review of Hart Howerton’s boardwalk vegetation enhancement plan.

Task 6 Incorporate Park Nicollet Expansion of Outdoor Deck

Wenck will evaluate the technical and regulatory feasibility of Park Nicollet’s proposed design information for an outdoor deck that would extend into the eastern portion of the wetland basin. Specifically, Wenck will determine applicable regulations and advise Park Nicollet of potential permitting requirements.

Hart Howerton will evaluate opportunities to integrate the proposed design into the entire vision for the site.

Deliverable – Summary of regulatory requirements for Park Nicollet’s outdoor deck plan.

Task 7 Vegetation Management to Maintain Targeted Viewsheds

Hart Howerton will identify and recommend view sheds on the campus to maintain during future development or enhancement of the site. District staff and Wenck will incorporate the maintenance of these viewsheds into a proposed conceptual vegetation establishment and management plan to accomplish these view sheds.

Deliverable – Input and review of Hart Howerton’s targeted viewshed plan.

Task 8 Long Term Site Management Plan

District staff will develop a sustainable long term vegetation management and maintenance plan and a cost estimate to manage the site

Deliverable – Input and review of District’s long term site management plan.

Task 9 Development of Preliminary and Final Concept Master Plan

Hart Howerton will coordinate with Wenck and District staff to summarize the outcomes of each task listed above and prepare a preliminary Concept Master Plan for the site with conceptual drawings and supporting text. The preliminary plan would be reviewed by all parties (Park Nicollet, City of St. Louis Park, MCWD) and a meeting would be held to discuss the plan. Following the meeting, a final plan will be prepared and provided to all parties.

The proposed scope of work and estimate fees for both Wenck and Hart Howerton are Presented below in Table 1.

Deliverable - Concept Master Plan for the site with conceptual drawings and supporting text.

Table 1- Scope of Work and Fee Estimates

Task	Fee Estimate (Wenck)	Fee Estimate (Hart Howerton)	Total Fees
Task 1 Create Additional Floodplain Storage	\$3,595	\$1,200	\$4,795
Task 2 Manage Regional Stormwater	\$1,580	\$250	\$1,830
Task 3 Improve Vegetative Diversity, Habitat, and Aesthetics	\$2,170	\$1,450	\$3,620
Task 4 Evaluate Opportunity for Trail Expansion	\$1,350	\$2,000	\$3,350
Task 5 Existing Boardwalk Vegetation Improvements	\$465	\$750	\$1,215
Task 6 Incorporate Park Nicollet Expansion of Outdoor Deck	\$310	\$750	\$1,060
Task 7 Vegetation Management to Maintain Targeted Viewsheds	\$465	\$1,200	\$1,665
Task 8 Long Term Site Management Plan	\$310	\$300	\$610
Task 9 Development of Preliminary and Final Concept Master Plan	\$2,595	\$4,200	\$6,795
	\$12,840	\$12,100	\$24,940