MINNEHAHA CREEK WATERSHED DISTRICT

QUALITY OF WATER QUALITY OF LIFE

The Minnehaha Creek Watershed District is committed to a leadership role in protecting, improving and managing the surface waters and affiliated groundwater resources within the District, including their relationships to the ecosystems of which they are an integral part. We achieve our mission through regulation, capital projects, education, cooperative endeavors, and other programs based on sound science, innovative thinking, an informed and engaged constituency, and the cost effective use of public funds.

MEMORANDUM

DATE: April 6, 2015

TO: MCWD Board of Managers

FROM: Brett Eidem, Cost Share Grant Administrator

RE: Recommendation to Hold Public Hearing to Consider Funding of Parkway Place Townhomes Stormwater Retrofit

PROGRAM CRITERIA

In 2011, the Minnehaha Creek Watershed District (MCWD) began implementing the Cost Share program to help meet its clean water and public participation goals. The District provides financial assistance to government units, private property owners, non-profits, academic institutions and other interested parties for projects that expand the knowledge base of water resources management, provide educational opportunities through demonstrative projects within the watershed, improve stormwater management, reduce pollution, and enhance natural resources and green infrastructure.

BUDGET UPDATE

Cost Share 2015 Budget: $832,000.00
Amount Approved in 2015: $516,290.00

PARKWAY PLACE TOWNHOMES- PARKWAY CT, MINNEAPOLIS

The Board of Parkway Place Townhome Association, a 22-unit association in South Minneapolis (just east of 35W and just south of Minnehaha Creek), intends to contract with Earth Wizards for construction of a major stormwater runoff retrofit. They will a number of stormwater best management practices to improve water quality and significantly decrease the quantity of water runoff from the property, which is adjacent to Minnehaha Creek. The project will also include demonstration and education outreach beyond the association, including potential partnerships with the larger townhome management group and nearby schools. The project will be possible only through grants from MCWD and Hennepin County. Terry Hammink, a 2013 Master Water Steward, has taken the lead on this project and has been working with his Townhome Association, the District, and multiple contractors for 2 years to develop the entire site retrofit. Terry installed a raingarden on his property as his capstone project through the MWS program, and has been an advocate for stormwater management since.

The project proposes above ground BMPs and proposes shrinking the impervious surface within the Townhome complex drainage area by 22% to minimize runoff. With the site's close proximity to Minnehaha Creek (immediately to the north), several BMPs would have a positive impact on reducing peak flows normally directed to the creek untreated. The proposed project has potential to capture 387,000 gallons of runoff onsite, and would reduce runoff volume by 99%, total suspended solids by 99% and total phosphorus by 98%. Although the site total reductions are only capturing onsite runoff, the project also has great potential for outreach through demonstration of what a townhome complex creates for stormwater runoff and how to minimize the impact of natural resources through

smart design. The townhome association has identified multiple partners, some of which are already involved in the project like Master Water Stewards (Freshwater Society), Macalester College, Cities Management, Mayflower Church and Nextdoor Page (a social network within the Page neighborhood). The THA has also received a $50,000 grant from Hennepin County for the project as well. Future potential partners are Friends of Diamond Lake, Washburn High School, and the City of Minneapolis.

Staff has worked with the designer and the THA to create the most cost effective design. The total cost of the site re-design is $371,561. The portion of this project directly related to the stormwater management retrofit, and ultimately qualifying for cost share is $260,047.00. Staff has worked on a phasing plan with the association, based on their contributions and what could be installed as separate phases. Staff has reviewed the project through the new cost share evaluation criteria, and recommends funding 75%, not to exceed our Community Engagement project cap of $100,000.

Preliminarily, staff is proposing funding the project at $100,000 over a three year period. We would reimburse the project up to $50,000/yr for the cost for year one's construction, followed by $25,000 each of the next two years based on construction of phase 2 construction, and would require annual reporting on outreach plan. This would include numbers of people reached through tours, implementation of educational signage, and contingent on formalizing the potential partnerships with schools and the city/county.

As part of its review of the project, staff applied the new cost share evaluation criteria for what is categorized as a Community Engagement Project. Staff will review this process at the April 9, 2015 MCWD Board of Managers Meeting. Consistent with Board policy for cost share funding requests greater than $50,000 staff will request a Board recommendation to hold a public hearing at the Board of Managers meeting on May 14, 2015. Staff presented the project at the March 11 CAC meeting, where it received a unanimous recommendation for funding.

An aerial site map, project plans, education and outreach collaborations and partnerships, and the project budget are attached. If you have any questions on the content provided prior to the meeting, please contact me at beidem@minnehahacreek.org or 952-641-4523.

Hennepin Interactive Maps

344 parkway ct, minneapolis

Search Map

Find a PID or an address on the map

Print Link Help

Welcome

Results

Links

City information

View oblique imagery (Bing maps)

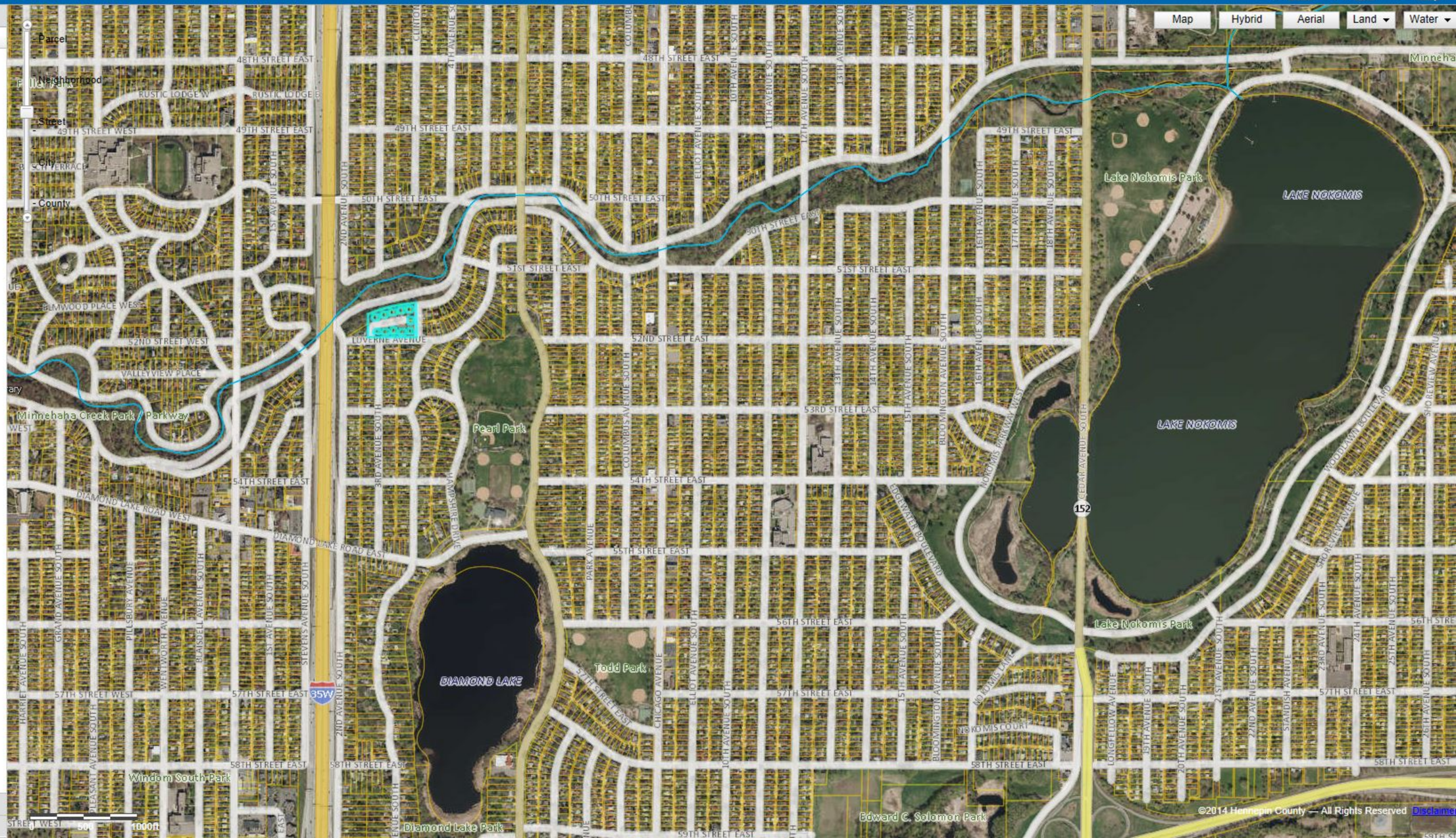
About the data

PID:	1502824410149
Address:	344 PARKWAY CT MINNEAPOLIS, 55419
Owner Name:	PKWY PLACE HOMEOWNERS
Acres:	2.16

- Land Cover
- No Ecologically Signif. Area Present
- No Natural Resource Corridor Present
- Soils
- No Public Waters Present
- No Floodplain Present
- Wetlands Present
- Watershed

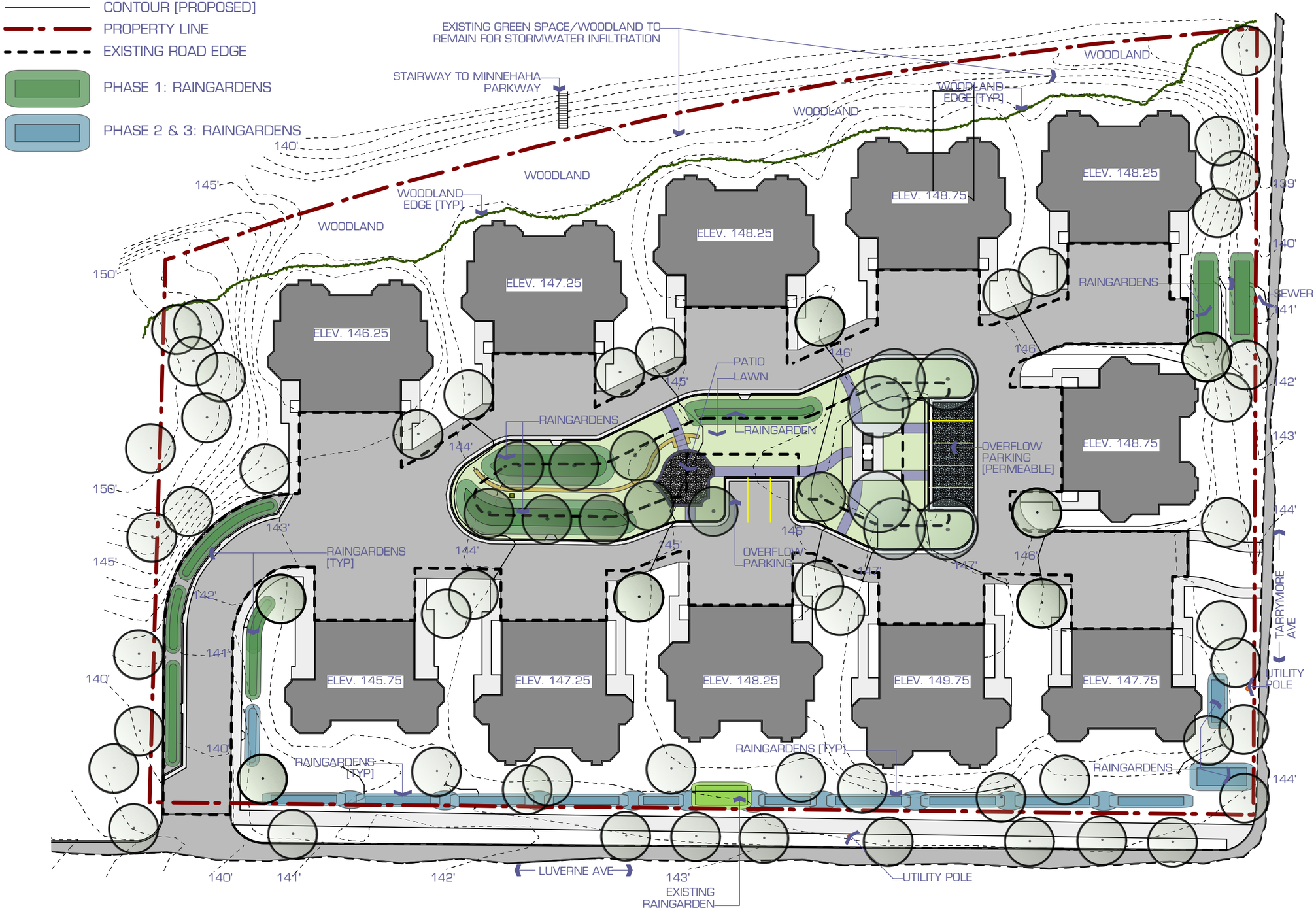
Legend

Measure



KEY

- CONTOUR [EXISTING]
- CONTOUR [PROPOSED]
- PROPERTY LINE
- EXISTING ROAD EDGE
- PHASE 1: RAINGARDENS
- PHASE 2 & 3: RAINGARDENS



EARTH WIZARDS,INC.
Balancing Urban Development and Water Conservation

PROJECT NAME:
PARKWAY PLACE

PROJECT ADDRESS:
LUVERNE AVE & PARKWAY CT,
MINNEAPOLIS, MN 55419

SCALE: 1" = 40'-0"

DRAWN BY:
J.L.

DATE: 3/9/15
DRAWN:9/2/14
REVISION:9/23/14
REVISION:9/29/14
REVISION:10/9/14
REVISION:10/14/14
REVISION:10/29/14
REVISION:3/4/15
REVISION:

DESIGN TEAM:
S. ANDERSON
D. PUTNAM

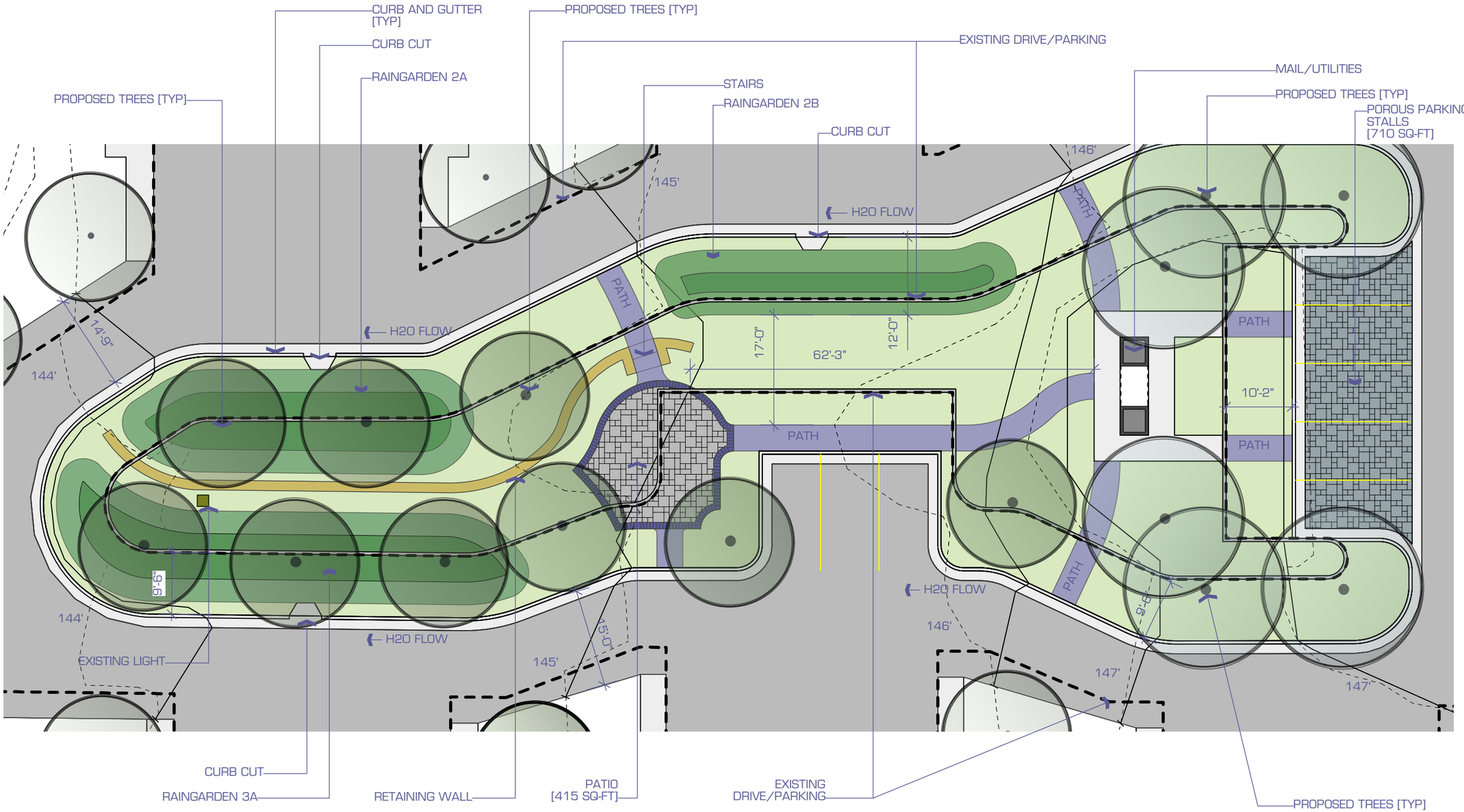
NOTES:
CONCEPTUAL DRAWINGS ONLY, NOT FOR CONSTRUCTION PURPOSES

SITE PLAN

L1.1

KEY

- CONTOUR [EXISTING]
- CONTOUR [PROPOSED]
- PROPERTY LINE
- EXISTING ROAD EDGE



EARTH WIZARDS,INC.

Balancing Urban Development and Water Conservation

PROJECT NAME:
PARKWAY PLACE

PROJECT ADDRESS:
LUVERNE AVE & PARKWAY CT,
MINNEAPOLIS, MN 55419

SCALE: 1" = 16'-0"

DRAWN BY:
J. LOCHNER

DATE: 3/9/15
DRAWN:9/2/14
REVISION:9/23/14
REVISION:9/29/14
REVISION:10/9/14
REVISION:3/9/15
REVISION:
REVISION:
REVISION:

DESIGN TEAM:
S. ANDERSON
D. PUTNAM

NOTES:
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COMMUNITY SPACE

L1.2

KEY

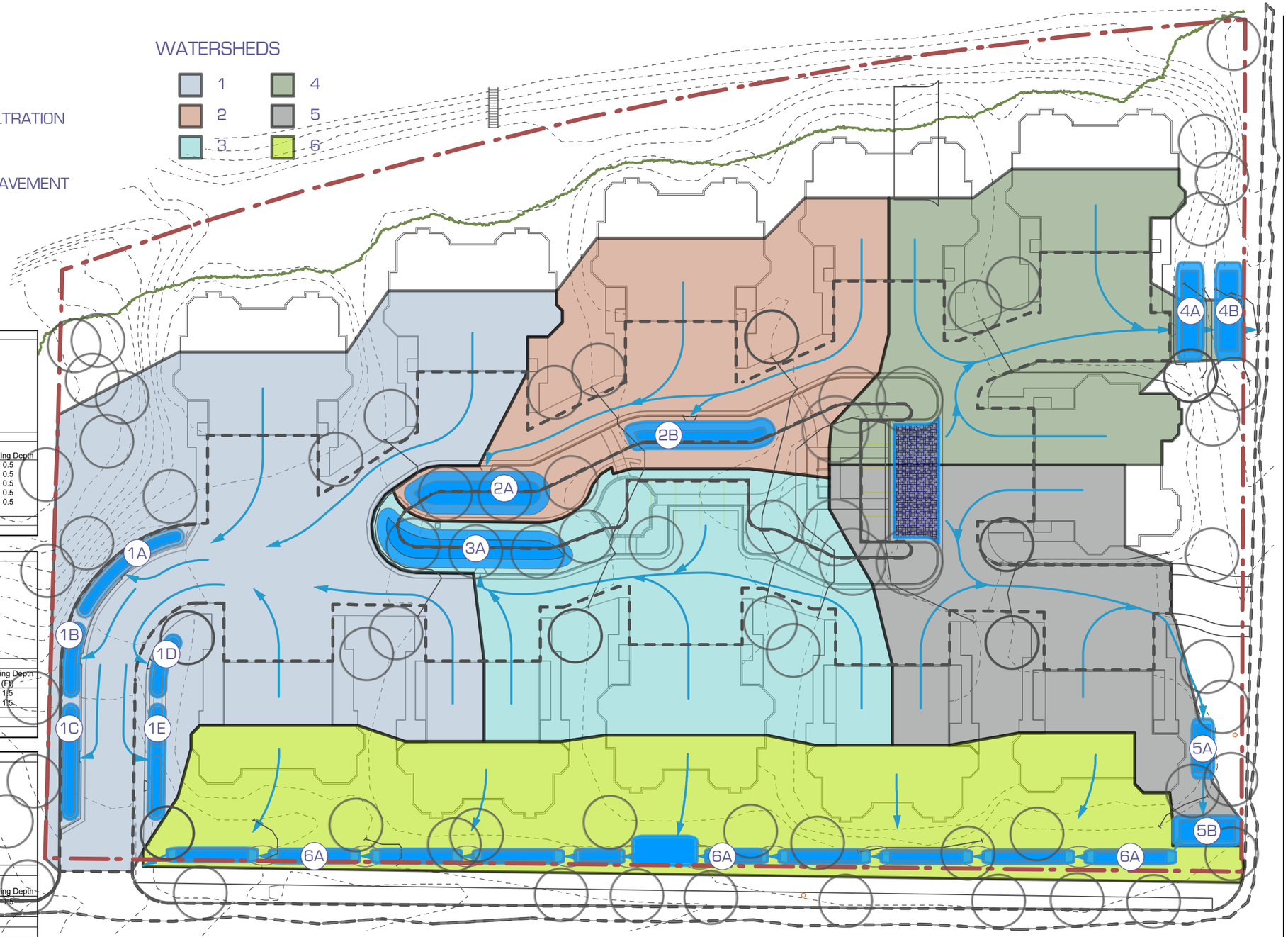
WATERFLOW

SURFACE INFILTRATION

PERMEABLE PAVEMENT

WATERSHEDS

1 2 3 4 5 6



Watershed 1				
Surface Cover	Sq-Ft			
Road/Parking	9516			
Curb/Cutter	200			
Roof (Pitched)	4750			
Sidewalk	1841			
Landscaped	7014			
Raingarden	1100			
Retaining Wall	0			
Total	24421			
% Impervious	71%			
Stormwater Facilities				
Bio-Infiltration	Basin (Sq-Ft)	With Side Slopes (Sq-Ft)	Total (Sq-Ft)	Ponding Depth
1A	140	300	300	0.5
1B	75	160	160	0.5
1C	120	250	250	0.5
1D	65	140	140	0.5
1E	120	250	250	0.5
Total	520	1100	1100	
Permeable Pavement	Square Feet			
	0			

Watershed 2				
Surface Cover	Sq-Ft			
Road/Parking	3524			
Curb/Cutter	317			
Roof (Pitched)	3790			
Sidewalk	900			
Landscaped	4551			
Raingarden	1319			
Retaining Wall	154			
Total	14555			
% Impervious	69%			
Stormwater Facilities				
Bio-Infiltration	Basin (Sq-Ft)	With Side Slopes (Sq-Ft)	Total (Sq-Ft)	Ponding Depth (Ft)
2A	388	784	784	1.5
2B	143	535	535	1.5
Total	531	1319	1319	
Permeable Pavement	Square Feet			
	0			

Watershed 3				
Surface Cover	Sq-Ft			
Road/Parking	3910			
Curb/Cutter	422			
Roof (Pitched)	2966			
Sidewalk	1713			
Landscaped	4504			
Raingarden	1013			
Retaining Wall	0			
Total	14528			
% Impervious	69%			
Stormwater Facilities				
Bio-Infiltration	Basin (Sq-Ft)	With Side Slopes (Sq-Ft)	Total (Sq-Ft)	Ponding Depth
3A	465	1013	1013	1.5
Total	465	1013	1013	
Permeable Pavement	Square Feet			
	402			

Watershed 4				
Surface Cover	Sq-Ft			
Road/Parking	4485			
Curb/Cutter	171			
Roof (Pitched)	3797			
Sidewalk	650			
Landscaped	2652			
Raingarden	704			
Retaining Wall	0			
Total	12459			
% Impervious	79%			
Stormwater Facilities				
Bio-Infiltration	Basin (Sq-Ft)	With Side Slopes (Sq-Ft)	Total (Sq-Ft)	Ponding Depth
4A	178	352	352	1.5
4B	178	352	352	1.5
Total	356	704	704	
Permeable Pavement	Square Feet			
	255			

Watershed 5				
Surface Cover	Sq-Ft			
Road/Parking	4675			
Curb/Cutter	209			
Roof (Pitched)	2769			
Sidewalk	1018			
Landscaped	3289			
Raingarden	452			
Retaining Wall	0			
Total	12412			
% Impervious	74%			
Stormwater Facilities				
Bio-Infiltration	Basin (Sq-Ft)	With Side Slopes (Sq-Ft)	Total (Sq-Ft)	Ponding Depth
5A	85	172	172	1.5
5B	144	280	280	1.5
Total	229	452	452	
Permeable Pavement	Square Feet			
	455			

Watershed 6				
Surface Cover	Sq-Ft			
Road/Parking	0			
Curb/Cutter	0			
Roof (Pitched)	5634			
Sidewalk	36			
Landscaped	12659			
Raingarden	1750			
Retaining Wall	0			
Total	20079			
% Impervious	37%			
Stormwater Facilities				
Bio-Infiltration	Basin (Sq-Ft)	With Side Slopes (Sq-Ft)	Total (Sq-Ft)	Ponding Depth
6A	900	1750	1750	0.5
Total	900	1750	1750	
Permeable Pavement	Square Feet			
	0			

Totals				
Surface Cover	Sq-Ft			
Road/Parking	26110			
Curb/Cutter	1319			
Roof (Pitched)	23706			
Sidewalk	6158			
Landscaped	34669			
Raingarden	6338			
Retaining Wall	154			
Total	98454			
% Impervious	65%			
Stormwater Facilities				
Bio-Infiltration	Basin (Sq-Ft)	With Side Slopes (Sq-Ft)	Total (Sq-Ft)	Ponding Depth
Total (1.5' Ponding)	3001	6338	6338	1.5
Total (0.5' Ponding)	1420	2850	2850	0.5
Permeable Pavement	Square Feet			
Total	455			

EARTH WIZARDS, INC.
Balancing Urban Development and Water Conservation

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SCALE: 1" = 40'-0"

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REVISION:

DESIGN TEAM:
S. ANDERSON
D. PUTNAM

NOTES:
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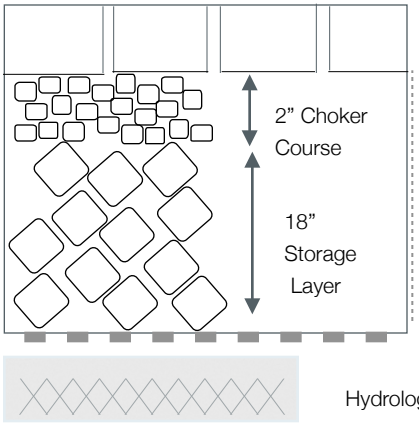
STORMWATER MANAGEMENT

L1.3

PARKWAY PLACE TOWNHOME ASSN - STORMWATER RETROFIT DESIGN DETAILS



Permeable paver ~ 3-4" thickness

3/8" granite for the choker course

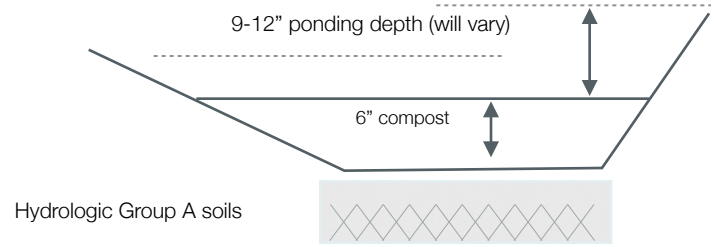
3/4" granite for the storage layer

Woven geotextile on the sides

Geotextile on the bottom between the granite and in situ soils will be a grid structure

PERMEABLE PAVEMENT CROSS SECTION VIEW: *not to scale*

Rain garden side slopes will vary. Slopes beyond 3:1 will have a coconut bionet fabric placed to help stabilize soils until the plant growth has matured.



RAIN GARDEN CROSS SECTION VIEW: *not to scale*

DATE	12/4/2014	STORMWATER RETROFIT DETAILS
DRAWN	S.ANDERSON EARTH WIZARDS, INC.	**PARKWAY PLACE TOWNHOME ASSN MINNEAPOLIS, MN**

PARKWAY PLACE

ILLUSTRATION:

CENTER ISLAND ENHANCEMENT

EARTH WIZARDS, INC.

EXISTING CENTER ISLAND

PARKWAY PLACE

ILLUSTRATION:

ENTRANCE ENHANCEMENT

EARTH WIZARDS, INC.

EXISTING ENTRANCE

Cost Share Grant Evaluation Form Name of Reviewer: Brett Eidem
Community Engagement Grant Date Reviewed:3-6-2015
Applicant: Parkway Place Townhome Association
Project: Parkway Place Townhome SW Retrofit
Total Project Budget: $371,561

Community Engagement Grant: must be designed to produce greater public awareness of ways to improve water quality. These projects use a stormwater BMP as a demonstration to educate the public to build community capacity to grow knowledge and support of stormwater management in the community.

Organization Type: Town Home Association		
Are the Goals of Project Clearly Outlined? Yes. Minimize hard surface through a stormwater retrofit with community engagement.		
Past History: Has the applicant applied before? No. One of the town home residents has received CS funding for a raingarden in 2012.		
Project Design (30pts)		
Notes: Capturing 99% of site runoff in a 1.25" rain event -Innovative as a demonstration for how townhome associations can adopt BMPs into their parking lots and entire site design to enhance aesthetics and community space for the homeowners and passersby.	10 /10	**Water Resource Improvement to MCWD**
	5 /5	**Innovative Design**
	5 /5	**Budget Detail**
	10 /10	**Maintenance Plan**
Project Design Total:	**30 /30**	
Education & Outreach (60 pts)		
Notes: Ed Signage, hosting community events, newsletters, social media, partnerships with nearby schools, townhome mgmt. groups. Visible to the public and nearby Minnehaha creek parkway. Leveraging grant funds from Henn. County	20 /20	**Influence within Community**
	25 /25	**Outreach Techniques**
	5 /10	**Visibility of Demonstration**
	5 /5	**Leveraging Other Grant Funds**
Education and Outreach Total:	**55 /60**	
Water Resource Prioritization (10 pts)		
Notes: Very close proximity to Minnehaha Creek. Partners include potential CS projects in the area.	5 /10	**Alignment with District Priorities**
Water Resource Prioritization Total:	**5 /10**	
Total:	**90 /100**	

100 -90pts 75% Funding	The proposal is among the very best; it exceeds expectations in many areas, was very clearly presented, is an excellent match for this funding, and should be funded. Potential for up to 75% funding, not to exceed $100,000 *project will need Board approval for funding requests over $5,000 and a public hearing if funding request is over $50,000
89-75 pts 50% Funding	The proposal is generally strong and is a good match for this funding. If enough funding is available, this proposal should be funded. A few concerns might need to be addressed. Potential for up to 50% Funding, not to exceed $50,000 *project will need Board approval for funding requests over $5,000 and a public hearing if funding request is over $50,000
74-50 pts Needs Further Development	The proposal has some strengths but also several problem areas. Areas of concern would need to be addressed before further consideration of funding for this proposal.
49-0 pts Does Not Qualify	This proposal is quite weak in many of the important areas. Concerns preclude recommendation of funding for this proposal.
Reporting	*Required for all Community Engagement projects, needed before phased reimbursement is released - Description and location of outreach techniques used - Number of people engaged and educated on the project - Has the project and outreach initiated other efforts on improving water quality and awareness - Opportunities for monitoring - Inspection Form

Comments and Notes: This project can serve as a larger demonstration to other townhome associations. The design has been revised to be a cost effective retrofit to capture almost the entire site's runoff, as well as minimize impervious surface onsite and create a community space for the residents to gather. There will be raingardens around the perimeter of the site permeable paver visitor parking, and educational signage throughout. There is a very detailed outreach plan that includes holding community events and social media outreach. Staff has worked with the THA on a phased construction and reimbursement plan.

Cost Share 2015 Detailed Evaluation Criteria
Community Engagement Grant Evaluation Criteria

Project Design- 30 Points
- Water resource impact to MCWD (cost benefit)
    - Proposed project captures greater than 50% of site runoff
    - Reduces flow, promotes infiltration, reduces erosion
    - Creates habitat and promotes pollinator plants
    - Entire site design, with detailed breakdown of BMPs and correlating removals of each
- Innovation- something we haven't funded before, innovative use of stormwater BMPs, first of its kind in the region/state, multi-functionality, re-use system
- Budget- Detailed cost estimate of project (construction and outreach efforts)
- Maintenance- having a detailed maintenance plan and recommended schedule

Education and Outreach- 60 Points
- Influence within Community
    - Delineating who within the organization will execute education and outreach efforts
    - Partnerships
        - Schools, other organizations- establishing classroom curriculum around water quality education
        - Collaborations- working with other organizations on the same water quality project
    - Community Capacity- Does the project encourage community involvement or service by local citizens?
- Outreach Techniques
    - Educational Signage- Project specific/ Connections to other District Efforts
    - Host an Event-utilizing partnerships to host an event that incorporates stormwater management awareness and creates a foundation for building community capacity to impact the problem of water pollution
    - Innovative Outreach Techniques- Use of cutting edge technology, something we haven't funded before, first of its kind in the region/state, utilizing social media
- Visibility- How easily can passersby understand what the project is and how it works
- Leveraging other funds- is project utilizing other grant dollars or resources to accomplish project goals

Water Resource Prioritization- 10- Points
- Proximity to Focal Geography of MCWD Initiatives
    - How can the project complement other District initiatives/future projects
- Proximity to an impaired waterbody
    - How does project address impairments through BMPs or education
- Protection of high value resource

Reporting- Required for Community Engagement projects
    - Description of outreach techniques used and their location
    - Number of people educated and engaged on the project
    - Has the project and outreach initiated other efforts on improving water quality and awareness
    - Opportunities for monitoring
    - Inspection Report

Parkway Place Townhome Association: Partners and Collaboration

Existing Partners

- Cities Management- who Parkway Place Townhomes have a contract with
    - Will work with 30+ other management groups on outreach to incorporate stormwater BMPs at other Townhome Associations
    - Will nominate project for an environmental award with the Minnesota Multi Housing Association and Community Association Institute
- Hennepin County
    - Received a $50,000 grant from Hennepin County for the retrofit project
- Connections with Neighbors
    - Have hosted open houses in the past and intend to do stormwater specific open houses in the future
- Nextdoor Page- Social network for neighbors in the Page neighborhood. Parkway Place Townhomes is the site of the old Page school
    - 300+ members
    - Will use the social network to inform neighbors of project construction, initiatives and results, as well as open house opportunities
- Washburn High School
    - Communication with Eric Adams, a science teacher
    - Host a field trip for students to learn about stormwater runoff, stormwater BMPs and their benefits
    - International Bachelorette Classes
- Macalester College
    - Through Master Water Stewards, Terry Hammink has established a connection with the Geography department
    - Will continue to provide information on project to map outreach initiatives and connections between who they have reached through the project
- Freshwater Society
    - Example project for future Master Water Stewards
    - Freshwater would provide funding for incidental costs of hosting open houses and informational meetings
- Mayflower Church
    - Partnership with church's recently established 'Groundwise Group'
        - Has MWS in group, with congregation
    - Will support each other's efforts
    - Assist in outreach plan development

Potential Partners

- Friends of Diamond Lake
    - Joint education event related to stormwater and Parkway Place retrofit
    - Educate their group on this project and other efforts- how to get involved
- Earth Wizards and the City of Minneapolis
    - Use project with city education and outreach efforts

Phase 1 Work

PARKING LOT WORK (ADDED 3 PARKING STALLS)	Quantity	Unit	Unit Rate	Total
Demolition of Concrete Curbing (Center and Driveway Entrance)	760	lf	$ 3.00	$ 2,280.00
Demolition of Concrete Sidewalks	2250	sf	$ 3.00	$ 6,750.00
Reclaiming	32287	sf	$ 0.20	$ 6,457.40
Stockpile and Subcut to Alter Drainage into Rain Gardens	120	hrs	$ 125.00	$ 15,000.00
Removal of Excess Subsoils for New Asphalt (Regrading to RGs)	400	tons	$ 25.00	$ 10,000.00
Removal of Excess Base Aggregate (De-pavement Areas)	250	tons	$ 25.00	$ 6,250.00
#Basing and Paving	25606	sf	$ 2.53	$ 64,776.60
TOTAL				$ 111,514.00

CENTER LANDSCAPE (CHANGED NON-PERM. PAVERS TO TRAPROCK)	Quantity	Unit	Unit Rate	Total
Demolition of Trees	1	ls	$ 9,000.00	$ 9,000.00
Excess Soil Removal for Stormwater Treatment	100	cy	$ 100.00	$ 10,000.00
Curbing to Control Run-on for Pretreatment	615	lf	$ 30.00	$ 18,450.00
Pretreatment Forebays	3	ea	$ 1,500.00	$ 4,500.00
Rain Garden Excavation	150	cy	$ 100.00	$ 15,000.00
Rain Garden Soils and Mulch	60	cy	$ 90.00	$ 5,400.00
Rain Garden Plantings	1	ls	$ 9,000.00	$ 9,000.00
Trees, Native	12	ea	$ 300.00	$ 3,600.00
Grading of Low Mtc. Turf Areas, Topsoil, Seed and Erosion Control	7500	sf	$ 1.00	$ 7,500.00
Boulder Wall for Tiered Structure	300	sf	$ 25.00	$ 7,500.00
#Path and Patio, Dresser Traprock	1050	sf	$ 12.14	$ 12,750.00
Path, Concrete (Mailbox)	100	sf	$ 15.00	$ 1,500.00
Deliveries, Stormwater Treatment-related	4	ea	$ 150.00	$ 600.00
Deliveries	6	ea	$ 150.00	$ 900.00
TOTAL				$ 105,700.00

#PERMEABLE PAVEMENT (DECREASED AREA/PARKING STALLS 8 TO 5)	Quantity	Unit	Unit Rate	Total
Excavation	75	cy	$ 105.00	$ 7,875.00
Ribbon Curb (to Maintain Edge)	55	lf	$ 25.50	$ 1,402.50
Tensar Grid (Bottom of Excavation Area)	892	sf	$ 1.00	$ 892.00
Geotextile (Perimeter of Excavation Area)	323	sf	$ 1.00	$ 323.00
Granite 3/4"	62	cy	$ 135.00	$ 8,370.00
Granite 3/8"	6	cy	$ 135.00	$ 810.00
Permeable Pavers	930	sf	$ 13.25	$ 12,322.50
Deliveries	3	ea	$ 150.00	$ 450.00
TOTAL				$ 32,445.00

#DRIVE ENTRANCE RAIN GARDENS (1 GARDEN FOR PHASE 2)	Quantity	Unit	Unit Rate	Total
Rain Garden Soil and Mulch	48	cy	$ 90.00	$ 4,320.00
Rain Garden Plants	1	ls	$ 4,510.00	$ 4,510.00
Curbing to Control Run-on for Pretreatment	145	lf	$ 30.00	$ 4,350.00
Pretreatment Forebays	4	ea	$ 1,500.00	$ 6,000.00
Dry Creek Bed, Check Dams in Rain Gardens	140	lf	$ 20.00	$ 2,800.00
Trees, Native	6	ea	$ 300.00	$ 1,800.00
Channel Drain	1	ea	$ 3,500.00	$ 3,500.00
Deliveries	3	ea	$ 150.00	$ 450.00
TOTAL				$ 34,730.00

#NE RAIN GARDEN - TIERED + SE GRADING	Quantity	Unit	Unit Rate	Total
Excavation	25	cy	$ 175.00	$ 4,375.00
Grading	1	ls	$ 1,350.00	$ 1,350.00
Erosion Control Blanket on Hillside/C125Bionet	1500	sf	$ 0.75	$ 1,125.00
Rain Garden Soil and Mulch	20	cy	$ 90.00	$ 1,800.00
Rain Garden Plants	1	ls	$ 5,500.00	$ 5,500.00
Pretreatment Forebays	2	ea	$ 1,500.00	$ 3,000.00
SE Grading/ Dry Creek Bed - Prep for 2016 RG Work	1	ea	$ 1,250.00	$ 1,250.00
Deliveries	3	ea	$ 150.00	$ 450.00
TOTAL				$ 18,850.00

Phase 2 & 3 Work

#PERIMETER RAIN GARDENS - TIERED BIOSWALE (SE, SOUTH AND ONE @ ENTRANCE)	Quantity	Unit	Unit Rate	Total
Mobilization	2	ea	$ 1,250.00	$ 2,500.00
Excavation	125	cy	$ 90.00	$ 11,250.00
Rain Garden Soil and Mulch	90	cy	$ 90.00	$ 8,100.00
Rain Garden Plants (include larger plants with plug plantings)	1	ls	$ 13,380.00	$ 13,380.00
Contingency Budget (Draintile/Dry Creek Bed to Connect Gardens)	1	ls	$ 5,000.00	$ 5,000.00
Deliveries	3	ea	$ 150.00	$ 450.00
Labor/Material Increases - 5% per year allowance				$ 2,568.00
TOTAL				$ 43,248.00

SUMMARY	TOTAL
Parking Lot Work	$ 111,514.00
Center Landscape	$ 105,700.00
Permeable Pavement	$ 32,445.00
Drive Entrance with Rain Gardens	$ 34,730.00
NE Tiered Rain Garden	$ 17,600.00
SE Rain Garden - Prep Only Work/Regrading & Dry Creek Bed	$ 1,250.00
TOTAL FOR PHASE 1 (2015)	**$ 303,239.00**
Contingency Budget 2015 (5%)	$ 15,162.00
PHASE 2 & 3 (2016-2017)	
Perimeter Rain Gardens and Bioswale (Southeast, Entrance (1) and South Tiered Bioswale)	$ 43,248.00
Signage Allowance (Graphic Design Work, Sign and Installation - 3 locations)	$ 7,500.00
TOTAL FOR PHASES 2 & 3	**$ 50,748.00**
Contingency Budget 2016-2017 (5%)	$ 2,412.00

TOTAL $371,561.00

TOTAL QUALIFYING FOR CS $260,047.00

STAFF RECOMMENDATION 75%, NOT TO EXCEED $100,000.00