Environment and Natural Resources Trust Fund

M.L. 2021 Draft Work Plan

General Information

ID Number: 2021-092

Staff Lead: Michael Varien

Date this document submitted to LCCMR: February 9, 2021

Project Title: City Of Brainerd - Mississippi Landing Trailhead

Project Budget: $2,850,000

Project Manager Information

Name: David Chanski

Organization: City of Brainerd

Office Telephone: (218) 828-2307

Email: dchanski@ci.brainerd.mn.us

Web Address: https://www.ci.brainerd.mn.us/

Project Reporting

Date Work Plan Approved by LCCMR:

Reporting Schedule: December 1 / June 1 of each year.

Project Completion: June 30, 2024

Final Report Due Date: August 14, 2024

Legal Information

Legal Citation:

Appropriation Language:

Appropriation End Date: June 30, 2024

Narrative

Project Summary: The Mississippi Landing Trailhead Park will help connect residents and visitors to the Mississippi River through recreation, education, and restoration; providing an accessible connection to the river for everyone.

Describe the opportunity or problem your proposal seeks to address. Include any relevant background information.

Brainerd seeks to design and construct a new park, the Mississippi Landing Trailhead (MLT) on a 3-acre, city owned parcel adjacent to the Mississippi River. Brainerd has little public land on the river. With a median income of only $33,415, low cost recreational opportunities are needed like walking, biking, and canoeing/kayaking. There is no centralized trailhead to access the Mississippi River State Water Trail and Cuyuna Lakes & Paul Bunyan State Trails, and to draw trail visitors to downtown businesses. Brainerd's existing canoe launch is difficult to use and muddy. Brainerd lacks an outdoor community gathering space for public events & concerts. The city now holds public events in downtown parking lots. The historic Gregory Park bandstand is small and has limited grass seating space and no parking. Schools have no easy access to the river for environmental education; public information is also lacking. The underutilized park site includes only a paved city trail and an old asphalt parking lot that drains 797,000 gallons of stormwater directly into the river per year. The riverbank is becoming overrun with invasive species. Finally, in the County's recent Health Needs Assessment 65% of residents did not meet physical activity guidelines.

What is your proposed solution to the problem or opportunity discussed above? i.e. What are you seeking funding to do? You will be asked to expand on this in Activities and Milestones.

The project will remove the existing parking lot and construct:

1) Paved hike/bike trails, and a natural surface hiking trail: these will connect via short spurs to the two State Trails & downtown ¼ mile away and other City trails
2) Hillside improvements to support community performances on a natural hill, terraced seating, open turf space, and a paved promenade with electric hookups, providing a park setting with great river views and ample seating & parking for concerts, farmers markets, and community events
3) A canoe/kayak launch, offering a sandier, safer canoe/kayak launch with a convenient loading zone and shorter access trail
4) A space for outdoor education; the site is 800 ft. from the High School building & ½ mile from Central Lakes College—convenient for classes at both institutions
5) Two river overlooks, a trailhead kiosk, benches, restroom building, and interpretive signs
6) Rain gardens for stormwater filtration & riverbank habitat restoration

All facilities will meet ADA accessibility guidelines. The City will construct angled, on-street parking & an enhanced crosswalk to the high school in a separate project to be completed before the park opens (not part of this application)

What are the specific project outcomes as they relate to the public purpose of protection, conservation, preservation, and enhancement of the state's natural resources?

Trailhead and canoe/kayak launch shall pay tribute to the site history as a point of departure and arrival for the public while preserving its continued use by/for the public.

Stormwater flows shall be slowed, captured and cleansed, thereby enhancing river water quality and protecting sensitive aquatic species.

Site plantings benefit bird and insect habitat conservation in the Mississippi River flyway corridor:

1) Degraded shoreline forest shall be enhanced by litter removal, ecosystem restoration and erosion/slope stabilization
2) Vegetation richness/diversity shall increase with native tree, sedge, and forb species plantings
3) Pollinator friendly landscapes

Project Location

What is the best scale for describing where your work will take place?

City(s): Brainerd

What is the best scale to describe the area impacted by your work?

Region(s): Central

When will the work impact occur?

During the Project

Activities and Milestones

Activity 1: DESIGN - Landscape Architecture, & Civil Engineering

Activity Budget: $285,124

Activity Description:
The project will include landscape architecture and engineering design for all project elements. Design will include site grading, site utilities, riverbank restoration, erosion control, bituminous trails, sidewalks, design of structures (outdoor classroom, gateway feature), site amenities (curb, gutter, nature play area, lighting, signage, trailhead elements, hillside seating, retaining walls, stormwater treatment facilities, site furnishings, and landscape plantings). A&E firm will be chosen through competitive RFP process. This consultant will lead the City of Brainerd through the design development stage; evolving the conceptual master plan provided into a final design. The selected firm will provide a public presentation, estimated costs, final plans, bidding and construction management to the project. A preliminary concept plan is attached and is the basis for advancing this project. The project non-construction cost items include design/engineering (survey, geotechnical engineering, final design and construction documents, and permitting) and construction management.

Activity Milestones:

Description	Completion Date
Request for Proposal - Select Design Consultant	August 31, 2021
Design Process - Concept & Design Development	December 31, 2021
Testing and Permitting - Complete all site testing for the site design & permitting	April 30, 2022
Construction Documentation - Develop plans, sections, details, quantities, and specifications	April 30, 2022

Activity 2: CONSTRUCTION - Site Improvements, Construction & Construction Administration

Activity Budget: $2,564,876

Activity Description:
Construction will follow final plans and specifications developed by the A&E firm. Contractors will be solicited through the public bidding process that adheres to the City of Brainerd's policy, which adheres to state statute guidelines and requirements. Construction will include mobilization, site demolition, site clearing and grubbing, trenching, site preparation, grading, hardscape construction (backfilling, compaction, pavement, curb, gutter, sidewalks, site utilities), softscape installation (trees, shrubs, mulch), erosion control, fixtures (gateway construction, public art features, lighting), and other miscellaneous construction items. This activity will also include construction management, a service provided by the awarded consultant.

Activity Milestones:

Description	Completion Date
Bidding - Advertise for bid and award construction contractor through RFP process	June 30, 2022
Construction Completion	June 30, 2023
Project Closeout	June 30, 2024

Project Partners and Collaborators

Name	Organization	Role	Receiving Funds
Ashley Kaisershot	Sourcewell	Ashley Kaisershot serves as a consulting planner for the City of Brainerd a variety of planning and trail development initiatives. Ashley has been a part of this project since 2016 and will continue to assist in the development and oversight of the Mississippi Landing Trailhead project (through 2020).	No

Dissemination

Describe your plans for dissemination, presentation, documentation, or sharing of data, results, samples, physical collections, and other products and how they will follow ENRTF Acknowledgement Requirements and Guidelines.
AK comment: The city will create a project page for the Mississippi Landing Trailhead; a landing page highlighting the progression of the project, site development, clearly indicating the collaborative nature of the project and funding from the Environment and Natural Resources Trust Fund. The ENTRF logo will be included in this project page. On the project landing page, city staff will share the status of construction and highlight the important elements of the site. At the completion of each large project phase, staff will develop a brief publication to be shared via social media, sharing photos branded with the logo - following the ENTRF acknowledgment guidelines.

In addition, a site construction sign will be installed to identify the funders of the project, with the ENTRF logo.

Long-Term Implementation and Funding

Describe how the results will be implemented and how any ongoing effort will be funded. If not already addressed as part of the project, how will findings, results, and products developed be implemented after project completion? If additional work is needed, how will this be funded?
The project will be completed and implemented when the Mississippi Landing Trailhead park is officially opened to the public. After construction, the City of Brainerd Parks Department and City Council have committed to operating and maintaining the park in perpetuity.

Parking is not included in this project but will be constructed as a part of a new improvement project. On street parking will replace the removal of the parking lot. If the project is funded, the city will complete the road improvements through a separate capital project by the time the park opens.

Budget Summary

Category / Name	Subcategory or Type	Description	Purpose	Gen. Ineligible	% Benefits	# FTE	Classified Staff?	$ Amount
Personnel								
							Sub Total	**-**
Contracts and Services								
TBD	Professional or Technical Service Contract	SITE DESIGN AND ENGINEERING: The first step in constructing the Mississippi Landing Trailhead is developing the final site design, engineering, and construction specifications for the park. A conceptual design has been completed through collaboration with the National Parks Service, and a preliminary cost estimate has been conducted by SEH.				0		$285,000
TBD	Professional or Technical Service Contract	FEATURE CONSTRUCTION/INSTALLATION: The Mississippi Landing Trailhead park will have numerous features with which the community can engage. Such features include restroom facilities, water stations, bike repair stations, art, outdoor education facility, and more. A main element of the park's construction will be constructing/building/installing these features.				0		$1,775,000
TBD	Professional or Technical Service Contract	SITE PREPARATION AND LANDSCAPING: Once the design and engineering for the Mississippi Landing Trailhead is complete, the next step will be to prepare the site for construction. This portion of the project also includes conducting ecological improvements and overall landscaping.				0		$620,000
TBD	Professional or Technical Service Contract	CONSTRUCTION ADMINISTRATION: While the City of Brainerd has a number of qualified staff from engineers to planners to building officials who could effectively manage the construction of the Mississippi Landing Trailhead, it is generally the City's practice to contract for construction administration services for such projects.				0		$170,000
							Sub Total	**$2,850,000**

Equipment, Tools, and Supplies								
							Sub Total	**-**
Capital Expenditures								
							Sub Total	**-**
Acquisitions and Stewardship								
							Sub Total	**-**
Travel In Minnesota								
							Sub Total	**-**
Travel Outside Minnesota								
							Sub Total	**-**
Printing and Publication								
							Sub Total	**-**
Other Expenses								
							Sub Total	**-**
							Grand Total	**$2,850,000**

Classified Staff or Generally Ineligible Expenses

Category/Name	Subcategory or Type	Description	Justification Ineligible Expense or Classified Staff Request

Non ENRTF Funds

Category	Specific Source	Use	Status	Amount
State				
Cash	Minnesota Investment Funds - 2020 Fund Rollover	MIF funds to be allocated to the project.	Secured	$100,000
			State Sub Total	**$100,000**
Non-State				
In-Kind	Staff time allocated to the oversight and management of the grant project.	Staff from various departments will provide in-kind assistance in addition to their duties between the acceptance of the grant and the completion of the project. Departments include Administration, Finance, Community Development, and Public Works (Engineering and Parks).	Potential	$100,000
			Non State Sub Total	**$100,000**
			Funds Total	**$200,000**

Attachments

Required Attachments

Visual Component

File: 9b7104a7-819.pdf

Alternate Text for Visual Component

This document includes the Mississippi Landing Trailhead Park master plan, updated project estimate, and certificate of survey....

Board Resolution or Letter

Title	File
Mississippi Landing Trailhead Supporting Resolution	3ae40f5a-9b1.pdf

Optional Attachments

Support Letter or Other

Title	File
Support Content	db7ccf78-8aa.pdf
Mississippi Landing Trailhead Letters of Support	772120d8-e12.pdf
2018 City of Brainerd CAFR	435986a4-628.pdf
MLT Cost Estimate	64684b04-c64.pdf

Difference between Proposal and Work Plan

Describe changes from Proposal to Work Plan Stage

Omission of the amphitheater structure, targeted for a city capital campaign effort (seating to remain); temporary stage will be constructed through local partnerships. Removal of river steps, transition to phase II of project. Lowered the cost of the restroom facility to align with allocated funds. Changes in the project timeline to account for spring advertisement for bids for the construction work, planting unit installation schedule spring/fall (avoiding summer months), and positioning the project where construction will begin in June 2022 and end June 2023. This shift allocates more time for the design phase.

Additional Acknowledgements and Conditions:

The following are acknowledgements and conditions beyond those already included in the above workplan:

Do you understand and acknowledge the ENRTF repayment requirements if the use of capital equipment changes?

N/A

Do you agree travel expenses must follow the "Commissioner's Plan" promulgated by the Commissioner of Management of Budget or, for University of Minnesota projects, the University of Minnesota plan?

N/A

Does your project have potential for royalties, copyrights, patents, or sale of products and assets?

No

Do you understand and acknowledge IP and revenue-return and sharing requirements in 116P.10?

N/A

Do you wish to request reinvestment of any revenues into your project instead of returning revenue to the ENRTF?

N/A

Does your project include original, hypothesis-driven research?

No

Does the organization have a fiscal agent for this project?

No

The Mississippi Landing Trailhead DRAFT CONCEPT PLAN

Mississippi River

Remove invasive species and maintain native species habitat in shoreline environment.

3 Bridges Trail Alignment Option

3 Bridges Trail Alignment Option

Overlook

Overlook

Existing Asphalt Runoff Ramp

Promenade (Grade Separated) Bike/Walk Trail

Natural Surface Hiking Trail

Bike/Walk Trail

Tiered Turf Expandable Seating

Stage

Primary Amphitheater Seating

Small Play Area

Restroom

Trailhead: Kiosks, seating drinking water, bike racks & bike repair station.

Turf Flex Space

New Bike/Walk Trail

East River Road

Existing Wayside Sign

Stormwater Garden

Enhanced Crosswalk

Existing Restroom

Existing Walk

Walk Only

Bike/Walk

River Steps

Inspirational & Iconic Teaching Shelter

Existing Parking Lot Light

Bike/Walk Trail

New Bike/Walk Trail

Stormwater Garden

Convert parallel parking into angled parking along East River Road

Best Managment Practice Stormwater Habitat Garden Area

Canoe/Kayak Access

Canoe/Kayak Loading Zone - 20 Minute Parking

Parking can be expanded if it is safe to do so

Canoe/Kayak Launch

Existing Wayside Sign

Existing Bike/Walk Trail

East River Road

Northstar Apartments' Parking Lot

Northstar Parking Lot Stormwater Garden; Excess Stormwater Piped to Best Management Practice Stormwater Garden

Brainerd High School Athletic Complex Adamson Field Area

BRAINERD HOUSING & REDEVELOPMENT

CITY OF BRAINERD

IND SCHOOL DIST. # 181

1206 1204 1202 1200 1198 1196 1194 1192 1190 1188 1186 1184 1182 1180 1178 1176 1174 1172 1170 1168 1166 1164 1162

Context Map

Rectangle Illustrates Map View



Potential Seating Locations

Parcel Boundaries

Contours - 2'

Turf Groundcover

Decorative Hardscape

Artificial Turf

Stormwater Plants

Beach Sand

Promenade

BRAINERD RIVERFRONT

NATIONAL PARK SERVICE

RIVERS, TRAILS & CONSERVATION ASSISTANCE PROGRAM

0 20 40 80 Feet

NORTH

REGIONAL CONTEXT

PROJECT LOCATION MAP



CASS COUNTY

WADENA COUNTY

CROW WING COUNTY

TODD COUNTY

MORRISON COUNTY

BRAINERD, MN

Bemidji

Alexandria

Crosslake

Jenkins

Breezy Point

Trommald

Nisswa

Riverton

Crosby

Deerwood

East Gull Lake

Baxter

Brainerd

Fort Ripley

371

6

10

210

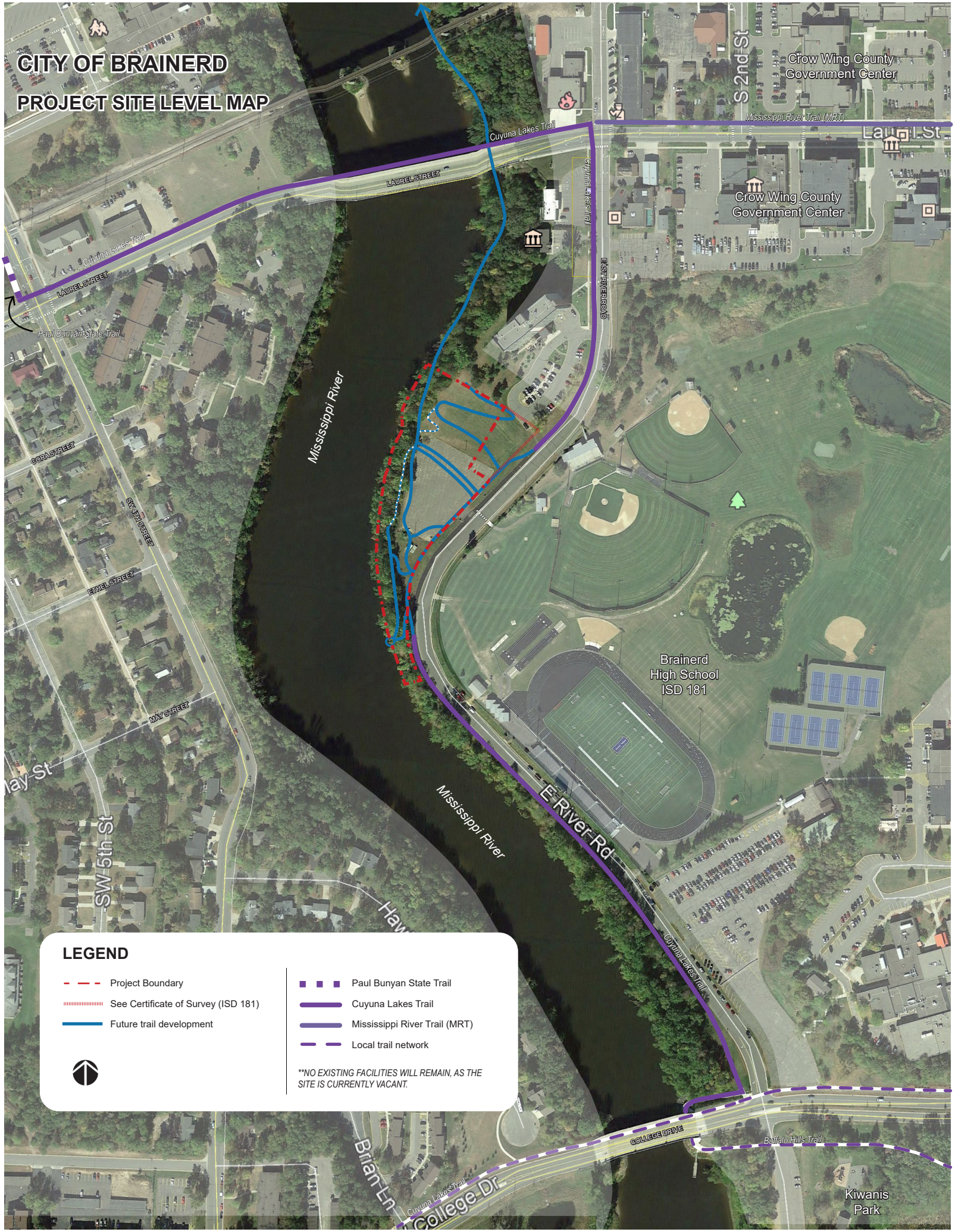
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0 2.5 5 10 15 20 Miles

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CITY OF BRAINERD

PROJECT SITE LEVEL MAP



LEGEND

- Project Boundary
- See Certificate of Survey (ISD 181)
- Future trail development
- Paul Bunyan State Trail
- Cuyuna Lakes Trail
- Mississippi River Trail (MRT)
- Local trail network

***NO EXISTING FACILITIES WILL REMAIN, AS THE SITE IS CURRENTLY VACANT.*

KEY: FEATURE/ ELEMENT

1. TRAILHEAD
2. RESTROOM
3. AMPHITHEATER
4. PLAY SPACE
5. PROMENADE
6. RIVER OVERLOOK & ADA ACCESS
7. RIVER STEPS & ADA ACCESS
8. ICONIC TEACHING CENTER
9. CANOE/ KAYAK LAUNCH & ADA ACCESS
10. HILL OVERLOOK & ADA ACCESS
11. BITUMINOUS TRAILS (BIKE/PEDESTRIAN)
12. NATURAL TRAIL SURFACE
13. LANDSCAPING
14. BIOINFILTRATION STORMWATER TREATMENT
15. ELECTRICAL & SITE LIGHTING
16. SIGNAGE AND WAYFINDING
17. SITE FURNISHINGS
18. PRELIMINARY CONSTRUCTION ITEMS



COST ESTIMATE SUMMARY

THE OVERALL CONSTRUCTION COST ESTIMATE FOR **THE MISSISSIPPI LANDING TRAILHEAD PARK** INCLUDES THE PROGRAM ELEMENTS FROM THE **NATIONAL PARK SERVICE SCHEMATIC CONCEPT (2019)** AS WELL AS CONSIDERATION OF ACCESSIBILITY, RIVERBANK DISTURBANCE RESTORATION, GRADING, LANDSCAPING, GENERAL CONSTRUCTION, AND EROSION CONTROL AT HIGH-LEVEL COST ESTIMATING FOR THIS **3-ACRE PARK** AREA. THE PLAN GRAPHIC SHOWN TO THE LEFT INDICATES THE FEATURES AND PROGRAM ELEMENTS INCLUDED IN THE COST ESTIMATE. THE COST ESTIMATE DOES NOT INCLUDE COSTS WITHIN THE EAST RIVER ROAD RIGHT-OF-WAY (TO BE DONE BY OTHERS).

ALSO INCLUDED AS PART OF THIS COST ESTIMATE IS A RANGE OF CONSTRUCTION COSTS - LOW AND HIGH - FOR EACH FEATURE/ PROGRAM ELEMENT REFLECTING THE POTENTIAL RANGE DEPENDING ON QUANTITIES, MATERIAL TYPES, AND SPECIALTY FEATURES INCLUDED WITHIN THESE PROGRAM ELEMENTS. THESE COSTS ARE HIGHLIGHTED ON THE **FEATURE COSTS AND RANGES** GRAPHIC.

NON-CONSTRUCTION COSTS (DESIGN AND ENGINEERING, CONSTRUCTION ADMINISTRATION, AND CONTRACTOR MOBILIZATION) HAVE BEEN APPLIED TO THE ESTIMATED CONSTRUCTION COSTS. A CONTINGENCY OF 20% HAS BEEN ADDED TO THE TOTAL OF CONSTRUCTION AND NON-CONSTRUCTION COSTS AS THESE COST ESTIMATES ARE BASED ON PRELIMINARY CONCEPT PROGRAMMING AND PLANNING. THESE COSTS ARE PROVIDED IN DETAIL IN THE **CONSTRUCTION AND PROJECT COST SUMMARY TABLE**.

THE FOLLOWING TABLE SUMMARIZES THE OVERALL COST ESTIMATE FOR **THE MISSISSIPPI LANDING TRAILHEAD PARK** (THESE NUMBERS ARE ROUNDED UP FROM THE DETAILED SUMMARY):

ESTIMATED CONSTRUCTION COST	**$3,120,000**
CONSTRUCTION & PROJECT COSTS	**$3,880,000**
TOTAL COST WITH 20% CONTINGENCY	**$4,650,000**

UPON DUE-DILIGENCE PROCESSES AS THE PROJECT MOVES FORWARD THERE MAY BE ADDITIONAL COST CONSIDERATIONS, POTENTIALLY INCLUDING (BUT NOT LIMITED TO) FEDERAL AND STATE PERMITTING, ENVIRONMENTAL INVESTIGATION OR CLEANUP, PROTECTED SPECIES EVALUATION AND/OR MITIGATION, AND INVASIVE SPECIES REMOVAL.



KEY: FEATURE/ ELEMENT

		✻ ESTIMATED COST FOR CONSTRUCTION	(ESTIMATED RANGE LOW-HIGH)
1	TRAILHEAD	**$117,000**	*($95,000-$156,000)*
2	RESTROOM	**$680,000**	*($634,000-$772,000)*
3	AMPHITHEATER	**$682,000**	*($637,000-$843,000)*
4	PLAY SPACE	**$27,000**	*($15,000-$40,000)*
5	PROMENADE	**$146,000**	*($131,000-$169,000)*
6	RIVER OVERLOOK & ADA ACCESS	**$298,000**	*($215,000-$339,000)*
7	RIVER STEPS & ADA ACCESS	**$185,000**	*($164,000-$209,000)*
8	ICONIC TEACHING CENTER	**$178,000**	*($146,000-$210,000)*
9	CANOE/ KAYAK LAUNCH & ADA ACCESS	**$69,000**	*($63,000-$76,000)*
10	HILL OVERLOOK & ADA ACCESS	**$28,000**	*($20,000-$36,000)*
11	BITUMINOUS TRAILS (BIKE/PEDESTRIAN)	**$141,000**	*($95,000-$145,000)*
12	NATURAL TRAIL SURFACE	**$22,000**	*($20,000-$36,000)*
13	LANDSCAPING	**$137,000**	*($112,000-$158,000)*
14	BIOINFILTRATION STORMWATER TREATMENT	**$123,000**	*($112,000-$133,000)*
15	ELECTRICAL & SITE LIGHTING *EXCLUDES SPECIALTY AMPHITHEATER ELECTRICAL	**$100,000**	*($68,000-$248,000)*
16	SIGNAGE AND WAYFINDING	**$44,000**	*($35,000-$55,000)*
17	SITE FURNISHINGS	**$69,000**	*($46,000-$80,000)*
18	PRELIMINARY CONSTRUCTION ITEMS	**$65,000**	*($58,000-$78,000)*

✻ COSTS FOR CONSTRUCTION ONLY. SEE DETAILED COST BREAKOUTS FOR ESTIMATED NON-CONSTRUCTION PROJECT COSTS, CONTINGENCY AND OVERALL COST FOR TRAILHEAD PARK DESIGN AND CONSTRUCTION.

THE MISSISSIPPI LANDING TRAILHEAD PARK - COST ESTIMATE
CITY OF BRAINERD, MINNESOTA

FEATURE COSTS AND RANGES
FEBRUARY 2020

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	CONSTRUCTION COSTS				PROJECT NON-CONSTRUCTION COSTS				
	FEATURE/ ITEM	FEATURE/ ITEM SUBTOTAL	FEATURE PROJECTED RANGE LOW	FEATURE PROJECTED RANGE HIGH	DESIGN & ENGINEERING 12%	CONSTRUCTION ADMIN/ RPR 7.5%	CONTRACTOR MOBILIZATION 5%	TOTAL FEATURE/ ITEM ESTIMATED COST	TOTAL COST WITH CONTINGENCY 20%
1	**TRAILHEAD** Plaza - Pavements special Kiosk - Information/ map/ interpretive/ 2-4 sided Gateway Feature Drinking fountain Seating - Prefabricated benches Bike Racks Bike Station Waste Receptacles Grading and Site Preparation (3%)	$116,700	$95,100	$155,800	$14,004	$8,753	$5,835	$145,292	$174,350
2	**RESTROOM FACILITY** Basic: 20'x23' structure (2 M/ 3 W/ 1 F + utility/ storage) Pavements Grading and Site Preparation (3%)	$680,300	$634,300	$772,300	$81,636	$51,023	$34,015	$846,974	$1,016,368
3	**AMPHITHEATER** Stage Structure - Raised concrete platform with ADA access Overhead Structure - Roof/ canopy with columns/ posts Main Seating - Large concerete steps + concrete Terraced Seating - Concrete seatwall + lawn Stair Access Handrails Lawn Pavements - special Electrical Service/ Communications Grading and Site Preparation (3%)	$681,710	$637,410	$843,410	$81,805	$51,128	$34,086	$848,729	$1,018,475
4	**SMALL SPECIALTY PLAY SPACE** Nature-Based Play Area Small Pump Track (for young kids) Sculptural Play Feature(s)	$27,000	$15,000	$40,000	$3,240	$2,025	$1,350	$33,615	$40,338
5	**PROMENADE** Pavements - special Seating - Prefabricated benches Lighting - Ornamental pedestrian scale fixtures Bollard Lights/ Utility Receptacles Waste Receptacles Tree Plantings Landscape Plantings Grading and Site Preparation (3%)	$146,100	$130,600	$169,100	$17,532	$10,958	$7,305	$181,895	$218,273
6	**RIVER OVERLOOK** Pavements Overlook Structure (20'x15' viewing platform + 10'x46' access) River Erosion Control Riverbank Restoration Grading and Site Preparation (3%)	$297,850	$215,450	$339,050	$35,742	$22,339	$14,893	$370,823	$444,988
7	**RIVER STEPS** Pavements Bituminous Trail Access (6' wide) Stairway River Seating Steps (inlcluding foundation and built-in stairway) Handrails River Erosion Control Riverbank Restoration Grading and Site Preparation (3%)	$185,050	$164,450	$208,650	$22,206	$13,879	$9,253	$230,387	$276,465
8	**ICONIC TEACHING CENTER** Pavements Overhead Structure Retaining Wall Built-in Seating Prefabricated Site Furnishings Utilities Riverbank Restoration Grading and Site Preparation (3%)	$178,060	$145,560	$210,460	$21,367	$13,355	$8,903	$221,685	$266,022
9	**CANOE/ KAYAK LAUNCH** Launch Plaza ADA Access to River Bituminous Trail to Launch (6' width) Railing Retaining Wall River Erosion Control Riverbank Restoration Grading and Site Preparation (5%)	$69,050	$63,000	$76,300	$8,286	$5,179	$3,453	$85,967	$103,161
10	**HILL OVERLOOK** Pavements Seating - Prefabricated benches Picnic Table Gateway Feature Grading and Site Preparation (3%)	$28,300	$20,350	$36,100	$3,396	$2,123	$1,415	$35,234	$42,280
11	**BITUMINOUS TRAILS** Bituminous Trail (10' width) - general Bituminous Trail (10' width) - to Hill Overlook Retaining Walls - to Hill Overlook Grading and Site Preparation (3%)	$141,180	$95,280	$144,470	$16,941.60	$10,589	$7,059	$175,769	$210,923
12	**NATURAL TRAIL SURFACE** Crushed Aggregate Trail (6' width) Riverbank Restoration Grading and Site Preparation (5%)	$21,400	$19,500	$36,100	$2,568	$1,605	$1,070	$26,643	$31,971.60
13	**LANDSCAPING** Lawn - Maintained Areas Native Planting Areas - short grass prairie seeding Tree Plantings Landscape Beds Lawn Irrigation (No irrigation lower cost option) Site Preparation	$137,000	$112,200	$158,100	$16,440	$10,275	$6,850	$170,565	$204,678
14	**STORMWATER TREATMENT** Conveyence and Collection Systems Bioinfiltration Engineered Soils Bioinfiltration Plantings Grading and Site Preparation (3%)	$122,650	$112,350	$132,950	$14,718	$9,199	$6,133	$152,699	$183,239
15	**ELECTRICAL AND SITE LIGHTING** Pedestrian Scale Light Fixtures Security Lighting Electrical - General Electrical	$100,000	$68,000	$248,000	$12,000	$7,500	$5,000	$124,500	$149,400
16	**SIGNAGE AND WAYFINDING** Decorative Trailhead/ Park Sign Interpretive Signage Wayfinding Signs Etiquette Signs Regulatory Signs	$44,000	$35,000	$55,000	$5,280	$3,300	$2,200	$54,780	$65,736
17	**SITE FURNISHINGS** Pavements - for furnishings Seating - Prefabricated benches Picnic Tables Grills Ash Recptacle Bike Racks Waste Receptacles	$69,400	$46,400	$79,750	$8,328	$5,205	$3,470	$86,403	$103,684
18	**PRELIMINARY CONSTRUCTION ITEMS** Traffic Control Site Clearing and Grubbing Demolition Erosion Control - general site	$65,000	$57,500	$77,500	$7,800	$4,875	$3,250	$80,925	$97,110
	SUBTOTAL COSTS	$3,110,750			$373,290	$233,306	$155,538	$3,872,884	$4,647,461
							TOTAL ESTIMATED CONSTRUCTION COST		**$3,110,750**
							TOTAL ESTIMATED CONSTRUCTION + PROJECT COSTS		**$3,872,884**
							TOTAL ESTIMATED COST WITH 20% CONTINGENCY		**$4,647,461** ✱

✱ TOTAL ESTIMATED CONSTRUCTION AND PROJECT COST WITH 20% CONTINGENCY

THE MISSISSIPPI LANDING TRAILHEAD PARK - COST ESTIMATE

CITY OF BRAINERD, MINNESOTA

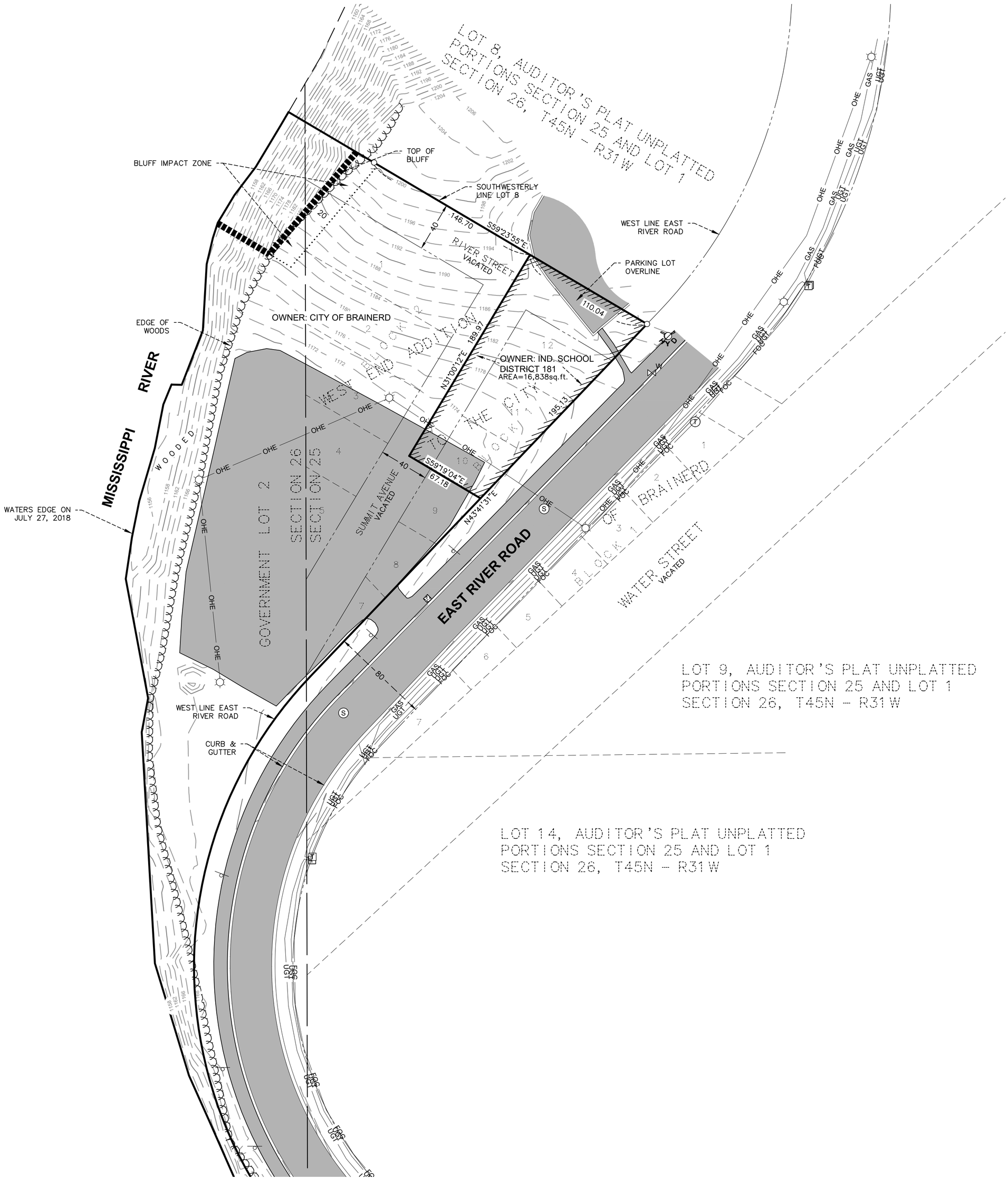
CONSTRUCTION AND PROJECT COST SUMMARY TABLE

FEBRUARY 2020

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CERTIFICATE OF SURVEY

**VACATED SUMMIT AVENUE, PART OF VACATED RIVER STREET, ALL OF BLOCK 2,
AND PART OF BLOCK I, WEST END ADDITION TO THE CITY OF BRAINERD, IN SECTION 25
AND PART OF GOVERNMENT LOT 2, SECTION 26,
ALL IN TOWNSHIP 45, RANGE 31, CROW WING COUNTY, MINNESOTA**



NORTH

0 50 100

SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON CROW WING COUNTY COORDINATE DATABASE NAD 83

CONTOURS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

O = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS # 41643

= DENOTES BITUMINOUS SURFACE

OHE = DENOTES BITUMINOUS SURFACE

GAS = DENOTES GAS MAIN

UGT = DENOTES UNDERGROUND TELEPHONE

FOC = DENOTES UNDERGROUND FIBER OPTIC

= DENOTES LIGHT POLE

T = DENOTES TELEPHONE PEDESTAL

S = DENOTES SANITARY SEWER MANHOLE

= DENOTES HYDRANT

W = DENOTES WATER VALVE

= DENOTES SIGN

LEGAL DESCRIPTIONS:

BOOK 204 OF DEEDS, PAGE 313 (Independent School District No. 181)

Lots (1), Two (2), Ten (10), Eleven (11) and Twelve (12), Block One (1), West End Addition to the City of Brainerd, according to the plat thereof on file in the office of the Register of Deeds in and for said county and state.

BOOK 63 OF DEEDS, PAGE 273 (City of Brainerd)

All of Lots numbered Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9), in Block numbered One (1), and all of Lots numbered One (1), Two (2), Three (3), Four (4), and Five (5), in Block numbered Two (2), in West End Addition to the City of Brainerd, according to the plat thereof on file in the office of the Register of Deeds for the county of Crow Wing in the State of Minnesota.

BOOK 95 OF DEEDS, PAGE 41 (City of Brainerd)

Lot Two (2), of Section Twenty-six (26) in Township Forty-five (45) North of Range Thirty-one (31) West of the Fourth (4th) Principal Meridian containing one and Eighty-five hundredths (1.85) acres more or less according to the United States Government Survey thereof.

SURVEYORS NOTE:

River Street and Summit Avenue in WEST END ADDITION TO THE CITY OF BRAINERD are vacated according to the resolution by the City Council of Brainerd, adopted on September 3rd, 1968, approved September 4th, 1968, and on file in the City of Brainerd's Engineers Office.

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DATE:	9-12-18
SCALE:	AS SHOWN
DRAWN BY:	CMN
CHECKED BY:	CMC
FILE NUMBER:	293B2365

DATE	AMENDMENTS	BY

PREPARED FOR: **CITY OF BRAINERD**

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

CHAD M. CONNER DATE: 09-21-2018 LIC. NO. 41643

WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental