

**Environment and Natural Resources Trust Fund
2017 Request for Proposals (RFP)**

Project Title:

ENRTF ID: 180-G

Tower Trailhead Boat Landing and Habitat Improvement

Category: G. Land Acquisition, Habitat and Recreation

Total Project Budget: \$ 983,448

Proposed Project Time Period for the Funding Requested: 3 years, July 2017 – June 2020

Summary:

The City of Tower is requesting funding for the construction of a trailhead/parking lot, access road, boat landing and for the construction of a vegetative habitat area.

Name: Linda Keith

Sponsoring Organization: City of Tower

Address: PO Box 576
Tower MN 55790

Telephone Number: (218) 753-4070

Email linda@cityoftower.com

Web Address www.cityoftower.com

Location

Region: Northeast

County Name: St. Louis

City / Township: Tower

Alternate Text for Visual:

The map shows the trailhead/parking, boat landing, access road and habitat area.

_____ Funding Priorities	_____ Multiple Benefits	_____ Outcomes	_____ Knowledge Base
_____ Extent of Impact	_____ Innovation	_____ Scientific/Tech Basis	_____ Urgency
_____ Capacity Readiness	_____ Leverage	_____ TOTAL	_____ %



I. PROJECT STATEMENT

Last year the LCCMR provide a grant to the City of Tower to construct a pedestrian and biking trail around the recently developed harbor and along the East Two Rivers to connect with the existing Mesabi Trail. This year's request by the City of Tower is to expand on last year's project constructing a trailhead facility, access road, boat landing and parking lot (See attached map). This year's project will also include the development of a habitat area near the trail along the East Two Rivers.

The trailhead/boat landing area will consist of a parking area for biking, hiking, snowmobiling, boating and nature viewing visitors. The trailhead will also include an informational kiosk that will provide maps of the existing pedestrian trails, snowmobile trails, Lake Vermilion and area attractions including Hoodo Point, McKinley Park, Sudan Underground Mine, Vermilion State Park, Wolf Center, Bear Center and the Boundary Waters Canoe Area. An extension of Main Street in Tower will serve as the access the new trailhead/boat launch. The location, size, and layout of the trailhead/boat launch and access road are shown on the attached map.

There was a small gravel boat landing on the East Two River in this area prior to the reconstruction of Trunk Highway 169. The highway project eliminated the access to the boat launch due to its location and grade difference from the new bridge. As part of the Federal Environmental Assessment review of the highway project, the US Department of Interior requested the City of Tower and Minnesota Department of Natural Resources (MN DNR) work cooperatively to re-establish a boat launch and river access in this location. In fall of 2009, the City and MN DNR agreed in principal to working together to replace the East Two River access and boat launch in this area. With the past support from the LCCMR, the boat launch will now also be able to serve as a trail head for biking, hiking, paddling, and snowmobiling as well. This development will also serve the upcoming residential and commercial development around the new Harbor.

The new habitat area will be developed adjacent to the new trail connection to the Mesabi Trail and the East Two Rivers (See attached map). In the process of dredging the East Two Rivers for the new harbor, there was existing vegetative habitat in the river that had to be removed. As part of the dredging permit from the MN DNR, they required the City of Tower to establish a new habitat area in the East Two River. The habitat area will include creating a natural buffer between the newly construction trail and the East Two River. Construction activities will include soil excavation, shaping, fill, culvert removal, stabilization, runoff control and revegetation. Plantings will be done in accordance of all DNR requirements and will consist native species recommended by the DNR and native plant vendors.

The recently funded trail and completion of this project will be key components of the city's overall development of the Historic Harbor. The city has currently signed a development agreement with a private entity that will be constructing townhomes and condos around the harbor. The city is working with another private developer who is proposing to build a new restaurant near the harbor. The City of Tower has currently raised \$7,137,249 in outside funds for the harbor development and has invested \$800,000 in city funds.



II. PROJECT ACTIVITIES AND OUTCOMES

Activity 1: *Project Engineering, Design, Staking and Construction Administration for the Trailhead/Parking/Boat Landing/Habitat Area* **Budget: \$153,664**

Outcome	Completion Date
<i>1. Completion of Plans and Specifications</i>	<i>April 2018</i>
<i>2. Final Design Review</i>	<i>May 2018</i>
<i>3. Completion of Bidding Documents</i>	<i>December 2018</i>

Activity 2: *Project Construction of the Trailhead/Parking/Boat Landing/Habitat Area Including Contingency* **Budget: \$829,784**

Outcome	Completion Date
<i>1. Project Bid</i>	<i>February 2018</i>
<i>2. Construction Commencement</i>	<i>June 2018</i>
<i>3. Construction Completion</i>	<i>June 2019</i>

III. PROJECT STRATEGY

A. Project Team/Partners

City of Tower – Project Owners and Construction Managers
 MN DNR – Boat Landing/Dockage Design and Construction
 MN DNR – Habitat Design and Construction Oversight
 Consultants as Needed for Design, Construction Administration and Project Management
 Tower Harbor Committee – Project Management and Development

B. Project Impact and Long-Term Strategy

The long term strategy for this project is to provide a high quality nature and recreation experience for people of all ages. The Tower, Ely, Lake Vermilion and Boundary Waters Canoe Areas are visited by thousands of people year around who enjoy the pristine, scenic environment in this area of northeast Minnesota. Hikers/Bikers/Snowmobilers, and Boaters will be able to access all of the great outdoor recreation attractions of this region of the state. The City of Tower and the Tower Harbor Committee are working diligently to attract commercial and residential development around the harbor and within the city. The completion of this project will significantly enhance the efforts to attract development to the region.

C. Timeline Requirements

This project will be completed as proposed in the project activities section of the application.

2017 Detailed Project Budget

Project Title: Tower Trailhead Boat Landing and Habitat Improvement

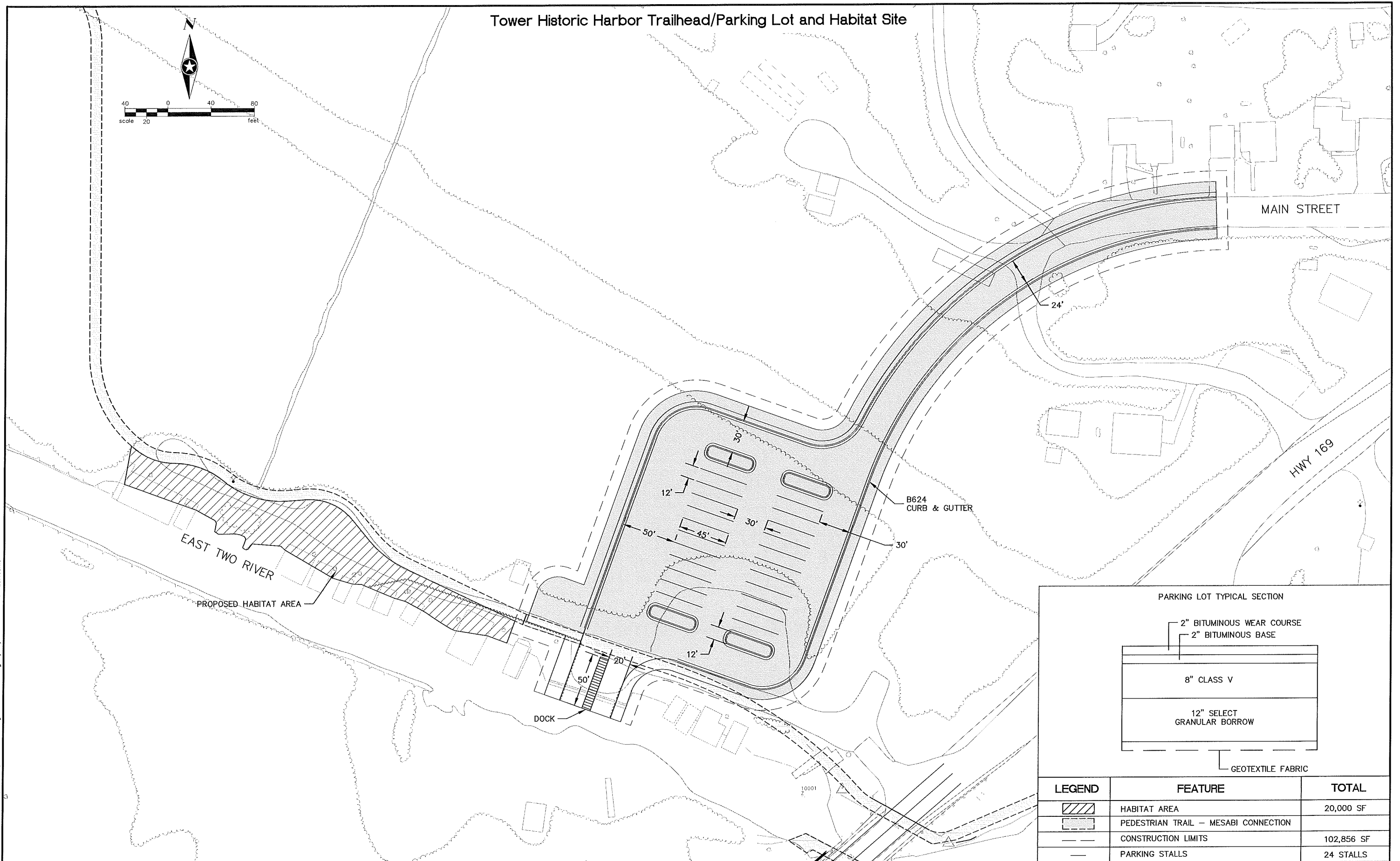
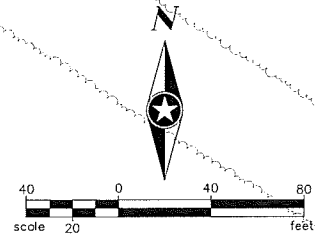
IV. TOTAL ENRTF REQUEST BUDGET (3) years

<u>BUDGET ITEM</u>	<u>AMOUNT</u>
Professional/Technical/Service Contracts: Project Engineering, Design and Construction Administration for the Trailhead/Parking Area, Boat Landing. Work will be performed by a licensed, professional engineering firm	\$ 110,915
Professional/Technical/Service Contracts: Project Engineering, Design and Construction Administration for the Habitat Area. Work will be performed by a licensed, professional engineering firm	\$ 25,800
Construction: Trailhead/Parking, Access Road, Boat landing. General Contractor to be hired through a competitive bidding process.	\$ 594,576
Construction: Habitat Area. General Contractor to be hired through a competitive bidding process.	\$ 129,000
Legal/Fiscal/Administration. Entire Project	\$ 38,416
Contingency - Entire Project	\$ 84,741
TOTAL ENVIRONMENT AND NATURAL RESOURCES TRUST FUND \$ REQUEST	\$ 983,448

V. OTHER FUNDS

<u>SOURCE OF FUNDS</u>	<u>AMOUNT</u>	<u>Status</u>
Other Non-State \$ To Be Applied To Project During Project Period:	N/A	N/A
Other State \$ To Be Applied To Project During Project Period:	N/A	N/A
In-kind Services To Be Applied To Project During Project Period:	N/A	N/A
Funding History: 2016 LCCMR (\$679,000 Harbor Trail), Taconite Tax (\$3,200,000 Harbor and River Dredging), HPP Fed. Hwy (\$1,538,249 Road Realignment and Bridge), DEED(\$1,350,000 Dredging and Infrastructure), IRRRB (\$370,000 Dredging), City Of Tower(\$800,000 Harbor)	\$ 7,937,249	Secured
Remaining \$ From Current ENRTF Appropriation: \$679,000 - 2016 LCCMR - Money was granted for the construction of a hiking/biking trail. Construction to begin in summer of 2016.	\$ 679,000	Legally Obligated

Tower Historic Harbor Trailhead/Parking Lot and Habitat Site



LEGEND	FEATURE	TOTAL
	HABITAT AREA	20,000 SF
	PEDESTRIAN TRAIL - MESABI CONNECTION	
	CONSTRUCTION LIMITS	102,856 SF
	PARKING STALLS	24 STALLS

PARKING LOT TYPICAL SECTION	
2" BITUMINOUS WEAR COURSE	2" BITUMINOUS BASE
8" CLASS V	
12" SELECT GRANULAR BORROW	
GEOTEXTILE FABRIC	

S:\PT\TOWER\Common\Projects\LCCMR\2017 LCCMR grant exhibit.dwg 3/17/2016 1:03 PM aorfeskie

DRAWN BY: _____	DESIGNER: _____	CHECKED BY: _____	DESIGN TEAM	NO.	BY	DATE	REVISIONS

2017 LCCMR APPLICATION

05/07/2016

SEH

PHONE: 218.279.3000
418 W SUPERIOR ST STE 200
DULUTH, MN 55802-1512
www.sehinc.com

TOWER,
MINNESOTA

TOWER HARBOR PROPOSED
LCCMR MAP

FILE NO. TOWER 125068	1 1
--------------------------	--------

2017 Environment and Natural Resources Trust Fund (ENRTF)
PROJECT TITLE: Tower Trailhead Boat Landing and Habitat Improvement

Project Manager Qualifications and Organization Description

Project Manager Qualifications

The overall manager for this project will be the City of Tower under the direction of the City Council, City Staff and Tower Harbor Committee. Additional project oversight will come from the Tower Economic Development Authority which was formed through the City Council and additional project management and oversight will come from the consulting engineer. Mayor Josh Carlson and City Clerk/Treasurer Linda Keith have been overseeing the development of this project since its initial inception and have many years of experience in overseeing large city construction projects.

Organization Description

Incorporated in 1889, Tower is the oldest city north of Duluth and the eastern gateway to beautiful Lake Vermilion.

Tower is located 24 miles north of Virginia. Here, visitors and residents alike can experience some of the most captivating scenery in Northeastern Minnesota- the vivid color extravaganza accompanying each season, the natural beauty of Lake Vermilion, the breathtaking sunsets...along with the area's scenery comes a great variety of recreational activities, making each season enjoyable. From excellent fishing, exhilarating water-skiing, boating, hiking, biking, touring the Soudan State park to snowmobiling, ice-fishing and cross-country skiing...Tower and Lake Vermilion have it all.

As exciting as our four-season offerings are, we're also proud of a well-rounded business community to take care of your every need...from fishing tackle to excellent dining facilities. Services are here for every vacationer...resorts, campgrounds, marinas - with accommodations ranging from deluxe plans to budget camping.