



Environment and Natural Resources Trust Fund

2021 Request for Proposal

General Information

Proposal ID: 2021-092

Proposal Title: City of Brainerd - Mississippi Landing Trailhead

Project Manager Information

Name: David Chanski

Organization: City of Brainerd

Office Telephone: (218) 828-2307

Email: dchanski@ci.brainerd.mn.us

Project Basic Information

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.

Funds Requested: \$3,800,000

Proposed Project Completion: 2023-12-31

LCCMR Funding Category: Land Acquisition for Habitat and Recreation (G)

Project Location

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

Region(s): Central

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

Narrative

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

Brainerd seeks \$3.8 million 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

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) An outdoor amphitheater on a natural hill, 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 shelter & flood resistant riverside steps 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

Activities and Milestones

Activity 1: DESIGN - Architecture, Landscape Architecture, & Civil Engineering

Activity Budget: \$350,000

Activity Description:

The project will include architecture, 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, amphitheater), site amenities (curb, gutter, nature play area, lighting, signage, trailhead elements, amphitheater 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	2021-10-31
Design Process - Concept & Design Development	2022-03-31
Testing and Permitting - Complete all site testing for the site design & permitting	2022-05-31
Construction Documentation - Develop plans, sections, details, quantities, and specifications	2022-05-31

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

Activity Budget: \$3,450,000

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, stage structure and overhead structure), 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	2022-07-31
Construction Completion	2023-10-31
Project Closeout	2023-11-30

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.	No

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.

Project Manager and Organization Qualifications

Project Manager Name: David Chanski

Job Title: Community Development Director

Provide description of the project manager’s qualifications to manage the proposed project.

The development of the Mississippi Landing Trailhead (MLT) is under the direction of Community Development Director David Chanski, who acts as the Project Manager for the MLT project. Mr. Chanski has worked for the City of Brainerd since December 2018. In his capacity as Community Development Director, Mr. Chanski serves as the City’s Zoning Administrator and City Planner as well as oversees the Building Safety Division. He currently administers various third-party contracts with Sourcewell, Short Elliot Hendrickson (SEH), Inc., Wilton Smith and Nolting (WSN), (fill in selected contractor for building delegation services), and grants with the National Parks Services and Minnesota Historical Society. In addition to Mr. Chanski’s four person team, which includes a licensed landscape architect and two certified building officials with over 20 years of construction experience, City Engineer Paul Sandy, PE, and City Finance Director Connie Hillman, CPA, are active members of the MLT team, providing civil engineering and financial management support. Ashley Kaisershot, ASLA, is a Planning and Zoning Specialist who has been contracted through Sourcewell to provide professional support for the MLT project since 2017. Prior to working for the City of Brainerd, Mr. Chanski served as the Management Assistant for the City of Alvin, TX, Management Analyst/Zoning Administrator for the City of Amery, WI, and Management & Budget Intern for the City of Thornton, CO. Professionally, Mr. Chanski is a member of the International City/County Management Associations (ICMA) and American Planners Association (APA) and holds a Bachelor of Arts in Political Science from the University of Minnesota – Twin Cities and Master of Public Administration from the University of Colorado Denver.

Organization: City of Brainerd - Community Development Department

Organization Description:

The City of Brainerd is a charter city incorporated in 1871. The City has a general operating fund of \$10,372,626 in 2020 and employs 66 full-time employees, 4 part-time employees, and 35 on-call firefighters. The Community Development

Department is comprised of 5 budgeted, full-time employees (Community Development Director, Building Official, Building Inspector, Housing Inspector, and Permit Tech/Zoning Specialist). The department also has a 10 hour per week contract zoning specialist through Sourcewell who provides assistance with Mississippi Riverfront planning, comprehensive plan implementation, and non-motorized transportation planning.

The City has a population of 13,389 with a median household income of \$33,415 (2018 ACS). Brainerd is the seat of Crow Wing County as well as the economic and social hub for the greater Brainerd Lakes Area. Located at a narrowing of the Mississippi River, the Northern Pacific Railroad effectively founded the community as it was determined that the area was a prime location for crossing the Mississippi. Today, few residents have equitable access to the river, a historically significant feature that literally flows through our backyards. With the development of the Mississippi Landing Trailhead park, we aim to reverse that.

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		\$350,000
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		\$200,000
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, amphitheater, 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		\$2,000,000
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		\$1,250,000
							Sub Total	\$3,800,000

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	\$3,800,000

Classified Staff or Generally Ineligible Expenses

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

Category	Specific Source	Use	Status	Amount
State				
			State Sub Total	-
Non-State				
			Non State Sub Total	-
			Funds Total	-

Attachments

Required Attachments

Visual Component

File: [9b7104a7-819.pdf](#)

Alternate Text for Visual Component

This document includes site location context, Mississippi Landing Trailhead Park master plan, and project estimate.

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

Administrative Use

Does your project include restoration or acquisition of land rights?

No

Does your project have patent, royalties, or revenue potential?

No

Does your project include research?

No

Does the organization have a fiscal agent for this project?

No