



**Council Economic and Community Development Committee
Agenda**

St. Louis Church, 32 Dunn Street – First Floor – 5:30 PM May 19, 2016

1. Call to Order and Introductions

2. Minutes of previous meetings

- a. Approve April 21, 2016 meeting minutes.

3. Agenda items listed for review

- a. Northern Borders Regional Commission Grant Opportunity to fund phase 1 of the New Auburn Riverway Project (10 Minutes)
- b. Next meeting agenda setting (15 Minutes)
- c. 6:00 PM start of the New Auburn Riverway – Greenway Project Public Meeting to review draft plans and phasing strategy.

Auburn Economic and Community Development Committee

Meeting Minutes

April 21, 2016

Committee: Councilors Jim Pross, Robert Stone and Grady Burns

Others Present: Mr. Holden and Mrs. Campbell for Lewiston Auburn Economical Growth Council. Michael Chammings – Economic and Community Development Director, Eric Cousens – Deputy Director of Planning and Development, Doug Greene – City Planner, Reine Mynahan – Director of CDBG

Councilor Grady Burns called the meeting to order.

Minutes from Previous Meeting:

Councilor Burns asked for a motion to approve the minutes from the March 17, 2016 meeting, motion moved by Councilor James Pross and 2nd by Councilor Robert Stone, all in favor.

Action Agenda:

Mrs. Campbell and Mr. Holden came with an update on the scope of work that the Lewiston/Auburn Economic Growth Council provides for members such as loan underwriting.

Mr. Greene discussed the Agricultural Study with the council and Councilor Pross recommends a motion to pass the Planning Board Agricultural Study on to City Council to be added to the CIP Budget changing the 50% rule. 2nd by Councilor Robert Stone, All in favor.

Mr. Greene discussed the New Auburn River Way Street and the future development of Great Falls Plaza. Recommendation made by Councilor Stone to support the proposed New Auburn River Way Street planning be brought to General Council and to postpone discussing on the Great Falls Plaza project at this time. 2nd by Councilor Pross, All in favor.

Eric Cousens, Deputy Director of Planning and Development recommends getting a draft letter to council regarding the flow studies. 2nd by Councilor Stone, All in favor.

Michael Chammings, requested to table the discussion on Tiff Budget until a summary is available to discuss this further. 2nd by Councilor Pross, All in favor.

Request for recommendation to General Council to amend the guidelines for the CDBG programs that we have available. Recommended by Councilor Stone, 2nd by Councilor Pross, All in favor.

NOTE: At this point the recording of the meeting stopped, therefore, no other information was available to continue these minutes.



City of Auburn, Maine

Office of Planning & Development

www.auburnmaine.gov | 60 Court Street

Auburn, Maine 04210

207.333.6601

To: Community and Economic Development Committee Members

From: Douglas M. Greene, AICP, RLA; City Planner *DMG*

Date: May 15, 2016

RE: Request to City Council to Endorse an Economic Development Grant Application

The Community and Economic Development Department would like to request the City Council approve a resolution supporting a grant application to the Northern Borders Regional Commission 2016 Economic and Infrastructure Development Investment Program. The purpose of the grant would be to fund the construction of Phase 1 of the New Auburn Riverway and Greenway Redevelopment Plan, which is estimated to cost \$460,000. The maximum grant award is \$250,000 and requires a 50% match from the city. The deadline for the grant is June 17th.

The Staff will explain in greater detail the merits of implementing phase 1 of the New Auburn Riverway and Greenway grant at your committee meeting on Thursday, May 19th which is now scheduled to be at the St. Louis Church at 5:30 pm.

Attachments:

1. FAQ for Grant
2. Grant application
3. Phase 1 plan
4. Preliminary Cost Estimate

C: File



2016 Northern Border Regional Commission (NBRC) Investment Application

Frequently Asked Questions: Answers as of March 2016

I. GENERAL QUESTIONS

1. **Q:** *What is the maximum grant that can be made by the NBRC?*
A: Maximum is \$250,000.
2. **Q:** *Of the total federal allocation to NBRC, what amount of grant funds are committed to projects in each state for 2016?*
A: Approximately \$1.7
3. **Q:** *When will I be notified as to whether my application has been approved for NBRC funding?*
A: The first week of August, 2016.
4. **Q:** *If my project is approved by NBRC, can the investment agreement be signed before I have evidence of full funding (match) for the project?*
A: An agreement will be required to be returned by September 1, 2016, regardless of match funding being in place. However, recipients cannot begin work on the project prior to receiving a '**Notice to Proceed**'. A Notice to Proceed will not be issued until all match is secured and documented.
5. **Q:** *What happens if I am approved for NBRC funding but am unable to secure matching funds?*
A: If match is not secured and documented by September 30, 2017, unless there are extraordinary circumstances, the Federal Co-Chair will de-obligate the funds and award them to other projects.
6. **Q:** *If approved for an NBRC grant how will I receive the funds?*
A: After evidence of all matching funds has been provided and an investment agreement between the recipient and NBRC has been signed, NBRC funds are reimbursed on a reimbursement basis. Preferably monthly. Note that any matching funds or eligible project expenses cannot be spent prior to receiving a Notice to Proceed.
7. **Q:** *If I receive both NBRC and EDA funding, who would administer the investment?*
A: Excluding State entities, all awardees will be required to hire a designated Local Development District to administer their investment. The application and Program Manual will provide additional information on this.
8. **Q:** *If I have any questions about NBRC or the application process, who do I talk to?*
A: Christine Frost, Program Director, NBRC 202-590-0807 cfrost@nbrc.gov. Or the Program Manager for your state; their contact information can be found in the Program Manual found at www.nbrc.gov

9. **Q:** *If our community is listed as an “Isolated Area of Distress” but is also in an “Attainment County”, are we eligible to apply for funding?*
A: Yes, Make sure that you identify in the Application the Isolated Area of Distress that you are located in. For more information on Isolated Areas of Distress, see the NBRC website. www.nbrc.org.
10. **Q:** *Is there any other way that our community might be eligible to apply if we are in an “Attainment County” and we do not meet the criteria for an “Isolated Area of Distress”?*
A: There are two situations that could provide eligibility in municipalities that are not “Isolated Areas of Distress”:
1. If the application covers more than one county, and the “Attainment County” is part of an application that consists of one or more Counties that are not “Attainment Counties”.
 2. If the project is regional in nature and is intended to benefit areas and populations that are external to the “Attainment County”. In this case, you must first obtain a “Waiver” from the Federal Co-Chair. More information can be obtained in the Program Manual found on the 2016 Economic and Infrastructure Development Investment page at the website www.nbrc.gov.

II. ELIGIBILITY QUESTIONS

11. **Q:** *If I have previously received an NBRC investment am I eligible to apply again?*
A: If a grantee has an outstanding investment with NBRC, they cannot receive additional NBRC investments until their current project has: 1. Submitted reimbursement requests totaling 75% or more of the project by August 30, 2016, and 2. Demonstrated that 75% of the match has been completed by August 30, 2016. So, you may apply, but the award may go to another entity unless the above criteria is met.
12. **Q:** *Can NBRC funds be used as matching funds for other federal grant or loan programs, even programs they specifically stipulate that other sources of federal funds cannot be used as a source of match?*
A: Yes, the statutory provisions of the enabling legislation for NBRC allow NBRC funds to be treated as non-federal funding for match purposes. **However**, NBRC funds still maintain their Federal status and must be counted toward the 80% ceiling of federal funds being expended for any one project.
13. **Q:** *What is the maximum timeframe for an NBRC funded project?*
A: The investment period (time that the project shall be completed) shall be October 1, 2016, to September 30, 2019, unless a waiver has been granted to begin the project prior to October 1, 2016.
14. **Q:** *We already have funds obligated for the project that we are proposing. Can these funds be part of our match if we start and/or complete the work before a NBRC grant would be awarded?*
A: Generally, no. Eligible project expenses are only those incurred after execution of the investment agreement. There may be rare situations that would require information that cannot be elaborated on in a Q&A. Please contact the Program Director.
15. **Q:** *Can staff time be used as part of a match requirement?*

A: Yes, with the following exceptions: time that is used to match other programs cannot be used (counted twice, etc.); time must be recorded; cannot use federal employees time; are not included in any other federal grants; are part of the project budget.

16. **Q:** *If staff time is included in the cost of the project what is the rate that our organization can charge; can we charge our **Indirect Cost Rate**?*

A: Entities that have a Federal Cognizant Agent can submit with their application the letter from such entity demonstrating their Indirect Cost Rate, and budget their project accordingly. Those entities without an Indirect Cost Rate determination may use the regular pay of professionals plus 10% as their Indirect Cost Rate for purposes of budgeting for the project.

17. **Q:** *If volunteers are being used, and their time is being tracked for in-kind match for the project, what rate do we use to budget the project?*

A: Volunteer rate should be consistent with the national average http://www.independentsector.org/volunteer_time which is currently \$23.07 per hour. As with question 13, volunteers may not be: counted for the same activity in a different project (counted twice) or be federal employees. Additionally, their time must be recorded for reimbursements and you may not include any Indirect Cost Rate along with the \$23.07.

18. **Q:** *Does use of NBRC funds require compliance with Davis-Bacon re: prevailing wage rates?*

A: No, however if the project is also using funds from another federal agency that does require Davis-Bacon compliance, the entire project will be subject to these rates.

19. **Q:** *Can funds be used to purchase a conservation easement?*

A: Yes, however, a case must be made for how it is an economic development driver for the region. Each State may prioritize this differently, and it will be up to the States to determine how competitive this type of application is compared to applications that produce jobs. You are strongly encouraged to speak with your state Program Manager within your state. See www.nbrc.gov

20. **Q:** What is the CFDA #?

A: The Catalog of Federal Domestic Assistance number is 90.601. The Title is: Northern Border Regional Development

III. APPLICATION QUESTIONS

20. **Q:** *Where can I access all NBRC application forms?*

A: www.nbrc.gov is anticipated to be up and running by March 4, 2016. Any and all forms for the application will be available "go live," through this website beginning March 14, 2016.

21. **Q:** *On the Federal SF424 form, what should I enter as the Funding Opportunity and Title (Question 12)?*

A: Leave the Funding Opportunity # blank. The title should be "Economic and Infrastructure Development Investment Program"

22. **Q:** *On the Federal SF 424, for Question 17, what is the earliest start date I can enter for my proposed project?*
A: October 1, 2016, unless you have waiver from the Federal Co-Chair to begin earlier. The proposed project start date cannot be before NBRC funds can be committed/obligated at the federal level.
23. **Q:** *On the Federal SF424, for Question 19, is the application subject to Review by State Under Executive Order 12372 Process?*
A: No. The form that will be on the website will have box C already checked for you.
24. **Q:** *If I am including letters of support for my project proposal, who should they be addressed to?*
A: The Federal Co-Chair of the Northern Border Regional Commission, Mark Scarano, 53 Pleasant Street, Suite 3602, Concord, NH 03301 and cc: the appropriate State Program Manager found in the Program Manual on the website.
25. **Q:** *Do I submit the investment application online via Grant.gov?*
A: No, all applications will be sent to one location. At this time, that email address is still being determined, but the website and application materials will have all information available on March 14, 2016.

IV. MATCH QUESTIONS

26. **Q:** *If a Municipality/Applicant is being given land to use as match for a project, can the value of the land be used as match?*
A: *In most instances yes, when the following criteria are met. The land/property may not be transferred to the City/Applicant until the City/Applicant has received a "Notice to Proceed" by the Federal Co-Chair. The value of the property may not exceed an appraisal by a qualified Appraiser. You may not use a municipal assessment as the value.*

It is important to note that his Q&A will be updated as additional information is solidified. Please visit the website at www.nbrc.gov to ensure that you have the most up to date Q&A. (this document was last updated on March 21, 2016)



NORTHERN BORDER REGIONAL COMMISSION
2016 ECONOMIC AND INFRASTRUCTURE DEVELOPMENT
INVESTMENT PROGRAM

APPLICATION

To best complete this application, please refer to the 2016 Program Manual found at www.nbr.gov.

Send application to:

upload.2016_EI.dvtbo6h9iy@u.box.com

or by US mail to EID Application, Northern Border Regional Commission, 53 Pleasant Street,
Suite 3602, Concord, NH 03301.

APPLICATION DEADLINE: 5:00PM ON JUNE 17th, 2016

CFDA # 90.601

I. General Information

1. NAME OF ENTITY APPLYING FOR FUNDING: City of Auburn, Maine
2. CO-APPLICANT IF APPLICABLE: N/A
3. AUTHORIZED OFFICIAL:
 - A. Name: Howard Kroll
 - B. Title: City Manager
 - C. Street/PO Box: City: 60 Court Street, Auburn
 - D. State: Maine
 - E. ZIP: 04210
 - F. Phone: 207-333-6601 ext. 1221
 - G. Email Address: hkroll@auburnmaine.gov
4. PROJECT PRIMARY CONTACT (if different from authorized official)
 - A. Name: Douglas Greene
 - B. Organization if different from above: City of Auburn
 - C. Street/PO Box: Auburn
 - D. City/State/ZIP: 04210

E. Email Address: dgreene@auburnmaine.gov

F. Phone: 207-333-6601 ext. 1156

5. AMOUNT BEING REQUESTED FROM NORTHERN BORDER REGIONAL COMMISSION FOR THIS APPLICATION: \$250,000.00

6. WHAT LOCAL DEVELOPMENT DISTRICT IS THE ENTITY LOCATED IN? Refer to the Program Manual for a list of Local Development Districts.

7. WAS THE APPLICANT REQUIRED TO SUBMIT A SINGLE AUDIT IN THE PAST 12 MONTHS?

YES ☐

NO ☒

II. Project Information

8. TIMELINE: Anticipated Start date: _____ Anticipated end date: _____

9. CONGRESSIONAL DISTRICT

A. State (that the project is located in): Maine

B. Congressional District(s) (that the project is located in): _____

10. WHAT COUNTY OR COUNTIES WILL THE PROJECT TAKE PLACE IN? List all the counties that the project will be in.

Androscoggin County

11. PROJECT DESCRIPTION

In 50 words or less, describe what the project is and what it will accomplish; in a concise manner explain both the outputs that will be completed and the intended results (outcome) that are anticipated by the investment. (e.g *The Project will replace ~1.3 miles of 36" pipe with ~1.3 miles of 48" pipe along Broad Street (**output**) improving transmission to the Wastewater Treatment Plant in Cheshire City increasing capacity in order to allow future development and create jobs along Broad Street benefitting all of Beanbag County and extended area. (**outcome**)*)

12. WHAT IS THE TYPE OF ACTIVITY THAT WILL BE IMPLEMENTED?

CONSTRUCTION

☒

NON-CONSTRUCTION

☐

13. WILL THE ACTIVITY RESULT IN INFRASTRUCTURE?

YES

☒

NO

☐

14. WILL THE PROJECT CREATE OR RETAIN JOBS?

YES

☒

NO

☐

15. WILL THE PROJECT IMPROVE WATER OR SEWER SERVICE?

YES

☐

?

NO

☐

16. WILL THE PROJECT TRAIN INDIVIDUALS AS PART OF A WORKFORCE DEVELOPMENT PROGRAM?

YES

☐

NO

☐

17. **PROJECT FOCUS**

Please reference at least one of the “Eligible Purposes” outlined in Section I.6 of the Program Manual. Explain how the project is consistent with this/these funding categories.

18. ECONOMIC IMPACT OF THE PROJECT

Provide justification that the outcomes anticipated by the NBRC investment that will result in positive economic growth for the region, and cite what the basis is for the justification. Explain how the project may assist in any of the following:

- create and/or retain jobs
- raise per capita income
- lower poverty in the region
- lower regional unemployment
- lower regional outmigration rates

19. OUTCOMES OF THE PROJECT

Outcome measurements (often also referred to as Performance Measures) are documentable ways to assess the extent to which a program/project has achieved its intended results. The main questions addressed in outcome measurement are:

- A. What has changed in the lives of individuals, families, organizations, or the community as a result of this program?
- B. Has this project made a positive economic impact?
- C. How are the lives of program participants better as a result of the program?

List between 2 and 4 Outcome Measures that can demonstrate the impact of your investment over time. See the Program Manual for information and examples of measures. Note: Make sure these are reasonable and obtainable, as the success of your project will be gaged in the future on the measurements that you choose. Please provide sources or justifications for the outcomes that you arrive at.

20. WORK PLAN

Provide a Work Plan that lists outputs (tasks) that will be completed in order to achieve the Outcome Measures outlined in #19. Provide a brief overview of how the tasks will lead to the outcomes the you have outlined. For guidance and examples refer to the Program Manual, Section II.I.6.

21. REGIONAL PLAN

Provide a link to the regional plan, comprehensive economic development plan, or other regional planning document that supports the project, and explain how the project is consistent with the goals of the plan? (If unaware of a planning document within your region contact your Local Development District, found in the Program Manual)

22. STATE PLANNING

How does the project fit into a statewide economic development plan? For a list of State Plans and/or contacts see the Program Manual or contact the Program Manager within your State.

III. Project Financing

23. PROJECT FINANCIAL OVERVIEW

TOTAL PROJECT COSTS (*this is the total project costs including what you are requesting from Northern Border Regional Commission*) : _____

NBRC REQUESTED AMOUNT: _____

MATCH (*this is TOTAL PROJECT COST minus NBRC REQUEST*): _____

24. BUDGET:

In question #12 if you checked that this is a construction project fill out the Standard Form 424C. In question #12 if you checked that this is a non-construction project fill out the Standard Form 424A.

25. IDENTIFY MATCH:

For detail of match (cost sharing) requirements and what qualifies as match see the Program Manual, Section I.11 thru 15. List all funding sources, their status (has the funding been approved and/or committed, pending - and what is the notification date?), and what is the type of match (cash, loan, grant, in-kind, etc.) Include as attachments to this application any letters of commitment, approval, etc.

26. WILL THERE BE ANY CAPITAL INVESTMENTS MADE BY PRIVATE COMPANIES? If yes, attach participation agreements provided if available.

27. ADMINISTRATION

Include 5% for the first \$100,000, and 1% for funds in excess of \$100,000 for investment administration. This amount will be reduced from your NBRC award. You will be required to use a Local Development District to administer your investment unless you are a State entity. **Include this in your budget** even if you don't currently have a relationship with an LDD. If the project is construction and you filled out an SF424A, include this amount in line 6.f. If the project is non-construction and you filled out an SF422C, include this amount in line 1. See Program Manual for more detail.

28. SUSTAINABILITY

How will the investment be sustained over time? (e.g. A water infrastructure project has been completed with NBRC funding in the Town of Somewhere. The Town of Somewhere has included future maintenance and service of the facility in their budget, and has an established a Capital Improvement Program to ensure that maintenance and issues will be covered.) A project is not deemed sustainable if it is dependent on future grants to meet its intended purpose.

29. **PROPERTY**

Will property or equipment be purchased with NBRC or matching funds for the project?

(NOTE: an appraisal will be required prior to any land transaction taking place, signed off on by an MAI (Member Appraisal Institute) Appraiser or a Certified General Appraiser)

YES

☐

NO

☐

30. **OWNERSHIP**

Who will own any property or improvements resulting from the investment? Please provide the procedure, or instruments that will be put in place, to maintain public control. Elaboration on this may be found in the Program Manual.

31. SCOPE FLEXIBILITY

How might the project be modified with less funding from either NBRC and/or other anticipated match sources?

32. FINANCIAL NEED

Describe efforts to fund this project with other sources, what other sources have you applied for and what is the status of these? What local efforts have been made to fund the project? Describe in detail if any of the following may happen if you don't receive NBRC funding: project happens in a longer time frame, in a less desirable fashion, with lower probability of success, and/or would not happen at all without NBRC funding.

IV. Other Necessary Documentation

1. STANDARD FORM 424 APPLICATION FOR FEDERAL ASSISTANCE
2. DISCLOSURE OF LOBBYING ACTIVITIES
3. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS
4. CERTIFICATE OF GOOD STANDING (NON-PROFIT ORGANIZATIONS)
5. IRS DETERMINATION LETTER (NON-PROFIT ORGANIZATIONS)

V. Authorization

The NBRC requires a resolution by the applicant's legal authority providing authorization to the executive to make and sign this application to Northern Border Regional Commission. The resolution should also indicate the executive's permission to sign any and all NBRC investment documents that bind the applicant. Legal authorities include: selectboards and councils for municipalities; commissions for counties; state authorized officials or boards for states; boards of directors or trustees for non profits.

By signing this application, applicant acknowledges and affirms the following statements:

- The applicant is not legally organized as a for-profit entity, LLC, Sole Proprietorship, Individual or any other entity excluded from receiving federal grants or awards;
- The applicant has no outstanding federal debts, liens or encumbrances;
- The applicant is in good standing with its single audit requirements, if applicable;
- Any conflicts of interest have been disclosed in writing prior to the submission of this application;
- No application preparation or consultant fees shall be paid from NBRC awarded funds;
- Submission of this application does not constitute a contract or guaranteed funding from NBRC;
- Local Development Districts (LDDs), serving as project administrators shall be entitled to fees amounting to 5% of the first \$100,000 and 1% thereafter, of the total NBRC awarded amount, unless the applicant is a state entity;
- No expenses are eligible for reimbursement prior to the execution of the **Notice to Proceed**;
- That a Notice to Proceed will not be issued until match funding has been secured and documented;
- The project must be located within the NBRC service area and be a direct benefit to the area;
- All applicable state laws pertaining to contracting, procurement, and bidding process shall be adhered to; and
- The project does not relocate of businesses from one region to another;
- You have the legal authority to sign any and all NBRC Investment documents, to submit this application for funding and accept funds for the purposes outlined in this application;
- To the applicant's knowledge, the statements and information contained in this application are true and correct.

Authorized official's signature

date

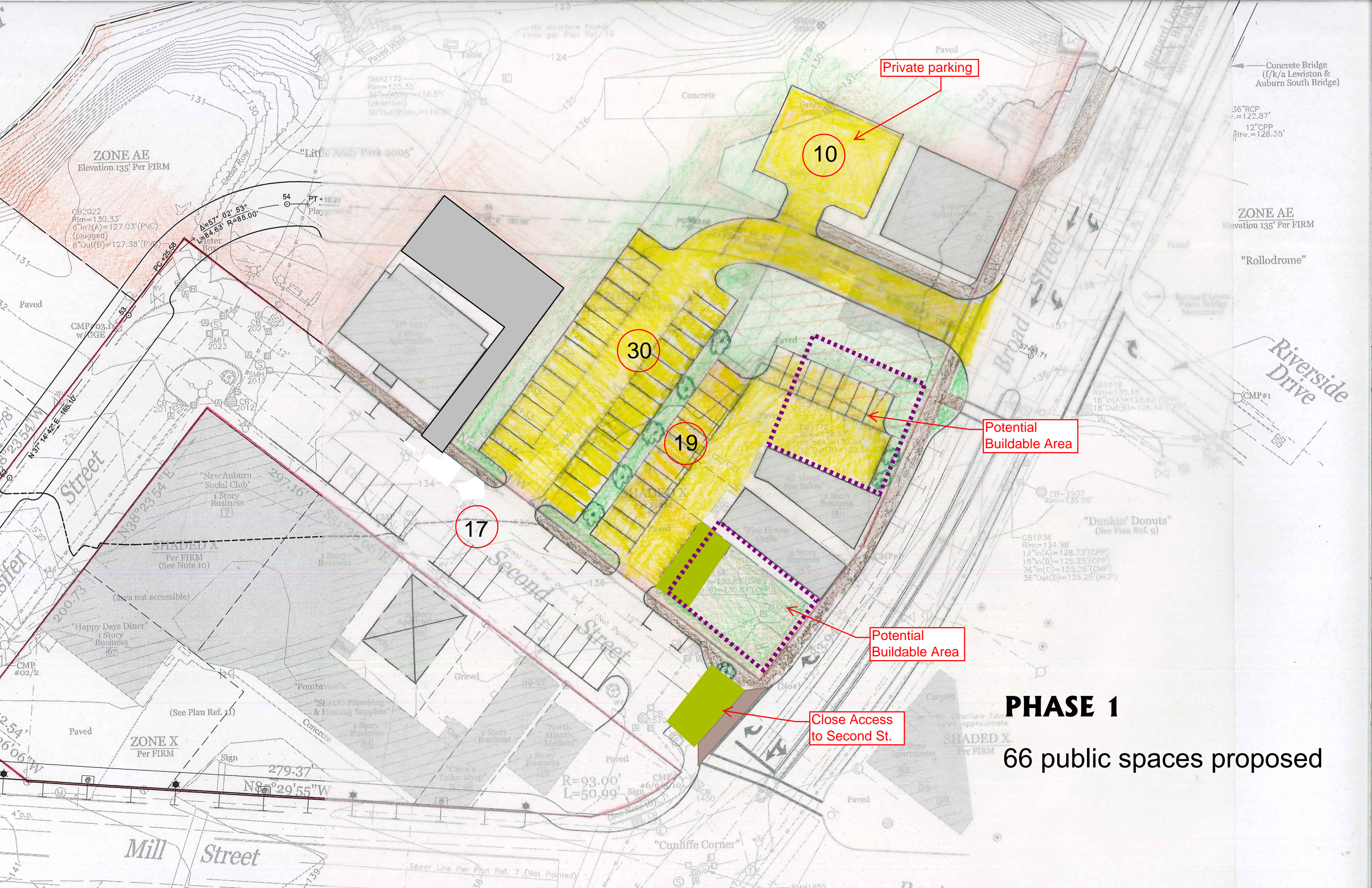
Witness

date

Completed Application Checklist

1. Signed copy of this Application
2. Resolution to authorize the official to make and sign this application to Northern Border Regional Commission.
3. Standard Form 424 Application for Federal Assistance
4. Budget: SF424A (for non construction projects) OR SF424C (for construction projects) Federal
5. Assurances: SF 424B (for non construction projects) OR SF 424D (for construction projects)
6. Disclosure of Lobbying Activities SF LLL
7. Certification Regarding Debarment, Suspension, and Other Responsibility Matters NBRC Form 1001
8. Any Letters of Recommendation that will enhance the Application
9. For Non-profits: A. Certificate of Good Standing and B. IRS Determination Letter

Questions on this application can be directed to Christine Frost at 202-590-0807 or cfrost@nbr-c.gov



Private parking


Potential Buildable Area

Potential Buildable Area

Close Access to Second St.

PHASE 1

66 public spaces proposed

CONCEPTUAL COST ESTIMATE NEW AUBURN PHASE-I IMPROVEMENTS					DATE: 4/25/16 VHB PROJECT No: 52402.00			
No.	MAJOR ITEMS DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	COST	REMARKS		
1	CLEARING AND GRUBBING	AC	0.1	\$ 5,000.00	\$ 500.00	Minor tree removal required.		
2	COMMON EXCAVATION	CY	300	\$ 16.00	\$ 4,800.00	Removal of unsuitable soils (topsoil) and paved materials, etc.		
3	ORDINARY BORROW (FILL)	CY	2200	\$ 12.00	\$ 26,400.00	Clean fill to bring the site up to proposed roadway, sidewalk and parking lot subgrade elevations.		
4	DENSE GRADED CRUSHED STONE SUBBASE	CY	240	\$ 36.00	\$ 8,640.00	18" Under Roadway		
5	CRUSHED GRAVEL (BASE FOR SIDEWALKS, PARKING LOTS & DRIVES)	CY	680	\$ 30.00	\$ 20,400.00	12" Under parking Lots		
6	BITUMINOUS CONCRETE PAVEMENT - FULL DEPTH - RIVERYWAY	TON	110	\$ 120.00	\$ 13,200.00	Assume 4.0" thick (Per City Standards)		
7	BITUMINOUS CONCRETE PAVEMENT - FULL DEPTH - PARKING LOTS	TON	310	\$ 120.00	\$ 37,200.00	Assume 3.0" thick		
8	VERTICAL GRANITE CURB	LF	220	\$ 30.00	\$ 6,600.00	Only on new Riverway segment.		
9	BITUMINOUS CURB (TEMPORARY AT PARKING LOTS)	LF	800	\$ 8.00	\$ 6,400.00	Type 3		
10	CONCRETE SIDEWALK, 5 INCH, REINF. (PERMANENT ON RIVERWAY)	SY	120	\$ 50.00	\$ 6,000.00	5" Concrete over 12" Base		
11	BITUMINOUS SIDEWALK (TEMPORARY)	SY	80	\$ 20.00	\$ 1,600.00	2" Bituminous over 12" Base		
12	SEWER SYSTEM	LF	160	\$ 60.00	\$ 9,600.00	Assume new section of sewer main on Riverway for future extension as roadway gets built out.		
13	WATER SYSTEM	LF	160	\$ 50.00	\$ 8,000.00	Assume new main on Riverway portion to enable a loop to Pulsifer and Mill in the future.		
14	DRAINAGE SYSTEM MODIFICATIONS (CATCH BASINS / MANHOLES/PIPE)	LS	1	\$ 16,000.00	\$ 16,000.00	Assume two catch basins, two manholes and a segment of pipe.		
15	TRAFFIC SIGNS AND STRIPING	LS	1	\$ 1,000.00	\$ 1,000.00			
16	DETECTABLE WARNING SURFACES AT CROSSWALKS	SY	5	\$ 600.00	\$ 3,000.00			
17	LOAM AND TURF ESTABLISHMENT	SY	400	\$ 5.00	\$ 2,000.00			
18	STREET TREES INCLUDING TREE GRATES IN WALK AREAS	EA	4	\$ 1,200.00	\$ 4,800.00	Only permanent installations on Riverway		
19	DECORATIVE LED STREET LIGHTS INCLUDING POLES, BASES AND FIXTURES	EA	3	\$ 5,000.00	\$ 15,000.00	Permanent installations on Riverway only.		
20	LIGHTING SYSTEM CONDUIT & WIRING	LF	240	\$ 25.00	\$ 6,000.00			
21	EROSION AND SEDIMENT CONTROLS	LS	1	\$ 3,000.00	\$ 3,000.00			
22	MOBILIZATION / DEMOBILIZATION (5%)				\$ 9,832.00			
23	TRAFFIC CONTROL	LS	1	\$ 2,000.00	\$ 2,000.00	Minimal since most work will be out of traffic.		
					\$ -			
					\$ -			
			Construction Subtotal:		\$ 211,972.00			
MISCELLANEOUS ITEMS AND CONTINGENCIES (25%)					\$ 52,993.00			
BROAD STREET APARTMENT BUILDING ACQUISITION AND DEMOLITION					\$ 165,000.00			
MISC. FEES AND CONSTRUCTION ADMINISTRATION & INSPECTION		Est.			\$ 30,000.00			
			PROJECT TOTAL :		\$ 460,000.00			

Phase-I construction consists of building an approximately 140' long segment of the Riverway off of Broad Street. This requires acquisition and demolition of the apartment building at 23 Broad Street. The assumption is that the first segment of the Roiverway will be built to the final width and construction standards, and will include new water, sewer, drainage and lighting conduit lines that will eventually connect to Pulsifer Street when the Riverway is completed. Phase-I also includes filling portions of the site to build a temporary driveway type of connection to Second Street from the Riverway. Parking lots will also be built along the drive. Second Street will be closed off from Broad Street by installing curb and a small landscaped area. Permanent concrete sidewalks with street trees will be built on the Riverway, and temporary bituminous sidewalks will be built everywhere else. The Riverway will include vertical granite curbing, and the drive and parking lots will use bituminous curb.