

ATTACHMENT A
to the GRANT AWARD AGREEMENT
between Lexington-Fayette Urban County Government (LFUCG) and
Kentucky Training Center, LLC, a.k.a. The Thoroughbred Center

- GRANT PROGRAM:** FY2015 Stormwater Quality Projects Incentive Grant Program
Class B Infrastructure Projects
- Funded through the LFUCG Water Quality Management Fee
 - Administered by the LFUCG Division of Water Quality in the Department of Environmental Quality & Public Works
 - Feasibility & Design

PROJECT TEAM AND CONTACT INFORMATION

Grantee Organization: **Kentucky Training Center, LLC**
And Property Owner a.k.a., The Thoroughbred Center
3380 Paris Pike
Lexington, KY 40511
KY Organization #: 0488436



Project Site Location: 3380 Paris Pike
Lexington, KY 40511
PVA #20005180

and

400 Johnston Road
Lexington, KY 40516
PVA #25059000

Primary Project Contact **Jim Pendergest – General Manager, Thoroughbred Center**
859-293-1853
jpendergest@TheThoroughbredCenter.com

Secondary Project Contact: John Thompson
859-293-6658
johnthompson@creechservices.com

Design Consulting Firm **Stantec Consulting Services**
1409 N. Forbes Road
Lexington, KY 40511
859-433-3000 (phone)
Bret Lavey, PE – Design Manager
bret.lavey@stantec.com (email)
(Project Management, Engineering)

Project Manager **Ridgewater, LLC**
908 Woodglen Court
Lexington, KY 40515
Eric Dawalt, PE – Project Manager
Edawaltrew@gmail.com

Project Partners: Creech Inc., Stantec, EcoGro, and Ridgewater, LLC

PROJECT PLAN ELEMENTS

1) *STORMWATER CONTROL FACILITIES:*

All improvements shall be located on the properties of 3380 Paris Pike and 400 Johnston Road, listed above, owned by Kentucky Training Center, LLC. No other property or Right of-Way shall be disturbed without the written permission from the property owners and/or LFUCG.

This project element includes design of the stormwater control facilities at the specified site location as seen in Figure 1. The proposed facilities are listed below and are further described in the Organization's Incentive Grant application. Alterations to these elements can only be made in consultation with the LFUCG Grant Manager. Significant alteration of these elements may require approval by the LFUCG Water Quality Fees Board.

- a) Bio-Retention System: design of water quality and quantity control. Four (4) bio-retention cells with approximately 20,000 square feet of area draining to them. The bioretention basin will be constructed in modular sections. Preliminary locations for the 4 facilities are shown in Figure 2. Conceptual Plan.
- b) Permeable Pavement: design of water quality and quantity control. Removal and retrofitting of 15,000 square feet of permeable pavement with underdrain system (Figure 3). Driving deterrents (speed humps or rumble strip areas) will be constructed along the porous pavement to discourage heavy traffic volumes over the retrofitted surface.
- c) Educational Signage: design of an educational/interpretive sign panel to be installed adjacent to the public sidewalk at a bio-retention area.

2) **DESIGN DOCUMENTS:**

Design Plans shall be provided to the LFUCG Grant Manager for review prior to starting construction phase of the project.

- a) The permeable pavement system shall be designed in such a way as to meet the LFUCG definition for an Engineered Pervious Surface (i.e. the design shall follow standard engineering principles and practices for permeable pavements).
- b) The permeable pavement system shall not be installed within 10 feet horizontally of any sanitary sewer line and measures shall be taken to prevent infiltrating water from entering the sanitary sewer trench.
- c) For the permeable pavement systems, the design shall include barriers and underdrains as necessary to prevent washing, scouring, or damage of any kind to the road base of any adjacent roadway or the proposed improvements. The design shall include an underdrain system to allow for hydraulic relief and prevent ponding of water above the stone base. The design documents for the permeable pavement shall include a description of:
 - i) Profile detail of the proposed surface (e.g. stone to paver) indicating all sizes of stone etc. Only open-graded (e.g. single-sized), certified washed stone is allowed. The Aggregate specification in the design documents shall meet or exceed the following: *“All Base and Bedding aggregates shall be washed with less than 1% passing the No. 200 sieve and certified as clean. Certifications shall be provided to the Engineer or Owner prior to unloading on site”*
 - ii) Detail of the proposed underdrain system and plan view of its locations and how it will be connected into an existing storm sewer inlet or discharge into an existing gutter or other stormwater control structure. Water shall not be allowed to discharge onto a public sidewalk either directly via a pipe or from seepage coming from the stone base.
 - iii) Slope of the stone base and use of barriers, if necessary, to prevent high velocities and scour within the stone base.
- d) All existing utilities shall be located and shown on the design plans.
- e) All existing easements, adjacent property lines, and Rights-of-Way shall be shown on the design plans. If any work is proposed to occur within any easement (i.e. utility, etc.), whether public or private, the Organization shall obtain all necessary encroachment agreements for the authorized agencies prior to the start of construction.
- f) Any work proposed within or on public right-of-way, easement, or LFUCG-owned property will require one or more permits or approvals. This includes installation permits for

connection into any existing curb inlet or stormwater manhole located within public right-of-way. Please contact the appropriate staff:

Environmental Services (street trees), Tim Queary – tqueary@lexingtonky.gov
Engineering (right-of-way), Dan Kiser – dkiser2@lexingtonky.gov
Engineering (New Development), Hillard Newman - hnewman@lexingtonky.gov
Sanitary Sewers, Rod Chervus – rchervus@lexingtonky.gov
Stormwater, Greg Lubbeck – glubbeck@lexingtonky.gov

- g) All federal, state, and local permits, approvals, and agreements required for construction of the proposed improvements shall be obtained prior to the start of construction. If the timing of construction is such that a permit may expire before construction can be completed, then the Organization shall coordinate with the LFUCG Grant Manager and permitting agencies on appropriate timing for permit submittals. The Organization is fully responsible to determine which approvals, permits, and encroachments are required for the project.
- h) Erosion and sediment control and traffic control measures shall be designed to meet all standards and follow guidelines in the LFUCG Engineering Manuals, and shall be shown on the design plans with appropriate notes.

REPORTING REQUIREMENTS

In addition to the reporting requirements outlined in the Grant Award Agreement, the following special items are noted for this project:

1) PERMISSIONS

- a) The Organization shall provide written authorizations for private property access (including LFUCG Parks) to the LFUCG Grant Manager prior to work on any area for which they are required.

2) COPIES

Prior to Construction, the Organization shall provide the LFUCG Grant Manager 3 hard copies and one digital copy each of the following deliverables, each sealed by a professional licensed to perform such work in accordance with Kentucky Revised Statutes (KRS):

- a) Set of all final design calculations.
- b) Set of final construction plans, including erosion and sediment control plans, grading plans, etc. (Including one “half-size” set.)
- c) Set of final specifications and bidding documents (if applicable).
- d) Final detailed engineer’s construction cost estimate including quantities and/or bid(s).
- e) All local, state or federal required permits, approvals, public or private encroachment agreements etc. received to date for the project.
- f) Inspection, Operation, and Maintenance Plan laying out the plan for regular inspection and maintenance of each proposed facility for design performance and safety in accordance with manufacturer’s specifications and LFUCG’s Stormwater Manual.
- g) The O&M Plan must include prohibitions against storage of certain materials on the permeable pavement.
- h) Existing Condition photographs.

3) **REVIEWS**

- a) The Organization shall allow LFUCG twenty-one (21) calendar days to review the submittals and provide comments.
- b) If revised submittals are required, the Organization shall allow LFUCG ten (10) calendar days for review per submittal. LFUCG may choose to have a third party engineering consultant assist LFUCG in review of these submittals.

EDUCATIONAL OPPORTUNITIES

- 1) Per the application, this project will grant opportunities to educate and promote BMPs through daily tours, which may include but not be limited to members of the general public, students, employees, and the equine industry.
- 2) An Education/Interpretive sign panel will be designed to be installed adjacent to the public sidewalk in front of one of the bio retention facilities. The sign to be reviewed by the LFUCG Grant Manager prior to ordering.

ADDITIONAL GRANT STIPULATIONS

Note the following additional stipulations related to this project:

NONE

EQUIPMENT

Any equipment purchased with the Grant shall remain the property of the Organization.

PERMANENT CAPITAL INFRASTRUCTURE

Does not apply to this grant. Attachment B is not required for this Agreement.

GRANT PERIOD & PROJECT SCHEDULE

The grant period starts on the date of execution by the Mayor and extends for the time period as listed in the Grant Award Agreement. Any time extensions must be approved in writing by the LFUCG Grant Manager. The project schedule shown in Table 1 is preliminary. Proposed changes to the project which alter this schedule significantly shall be discussed with the LFUCG Grant Manager prior to implementation.

TABLE 1 – PROJECT SCHEDULE

Activity	Start Date(s)	Finish Date
Notice to Proceed	March 2016	
Kickoff Meeting	April 2016	
Topographic and Utility Survey, Geotechnical Investigation	April 2016	May 2016
Design	May 2016	June 2016
Provide Project Final Report to LFUCG		July 2016
Final Payment (10% retainer)	After acceptance of Project Final Report	

PROJECT BUDGET – GRANT ELIGIBLE EXPENSES

Table 2 lists the Eligible Expenses for this project. Only properly invoiced items shall be reimbursed with grant monies or counted toward the Organization's cost share.

Any work performed on this project prior to grant award by Urban County Council and Notice to Proceed from the LFUCG Grant Administrator is not an eligible expense and shall not be reimbursed or counted toward the cost share with the following exception:

- None

The Grant budget is broken into the following components:

Feasibility & Design Phase:	\$ 59,534.00	Total Grant Amount
	<u>\$ 6,614.89</u>	Proposed Cost Share to be Provided
	\$ 66,148.89	Total Project Budget

This grant requires a minimum cost share of 10% of Total Project Cost. Therefore, the minimum required cost share is **\$6,614.89**

TABLE 2 – ELIGIBLE EXPENSES

Type of Expense	Participants	Item	Unit Price	Quantity	Funded by Organization	Funded by Grant	Total Expense
1 Feasibility & Design							
2	Various	Feasibility & Design components (Grant Funded)	Lump Sum	1.0	\$ -	\$ 59,534.00	\$ 59,534.00
3	Various	Feasibility & Design components (Grant Funded)	Lump Sum	1.0	\$ 6,614.89	\$ -	\$ 6,614.89
4							
5					TOTAL PROJECT BUDGET: \$ 6,614.89		\$ 66,148.89
6					ORGANIZATION SHARE	GRANT SHARE	
7					10.0%	90.0%	
8							

FIGURE 1 – PROJECT AREA

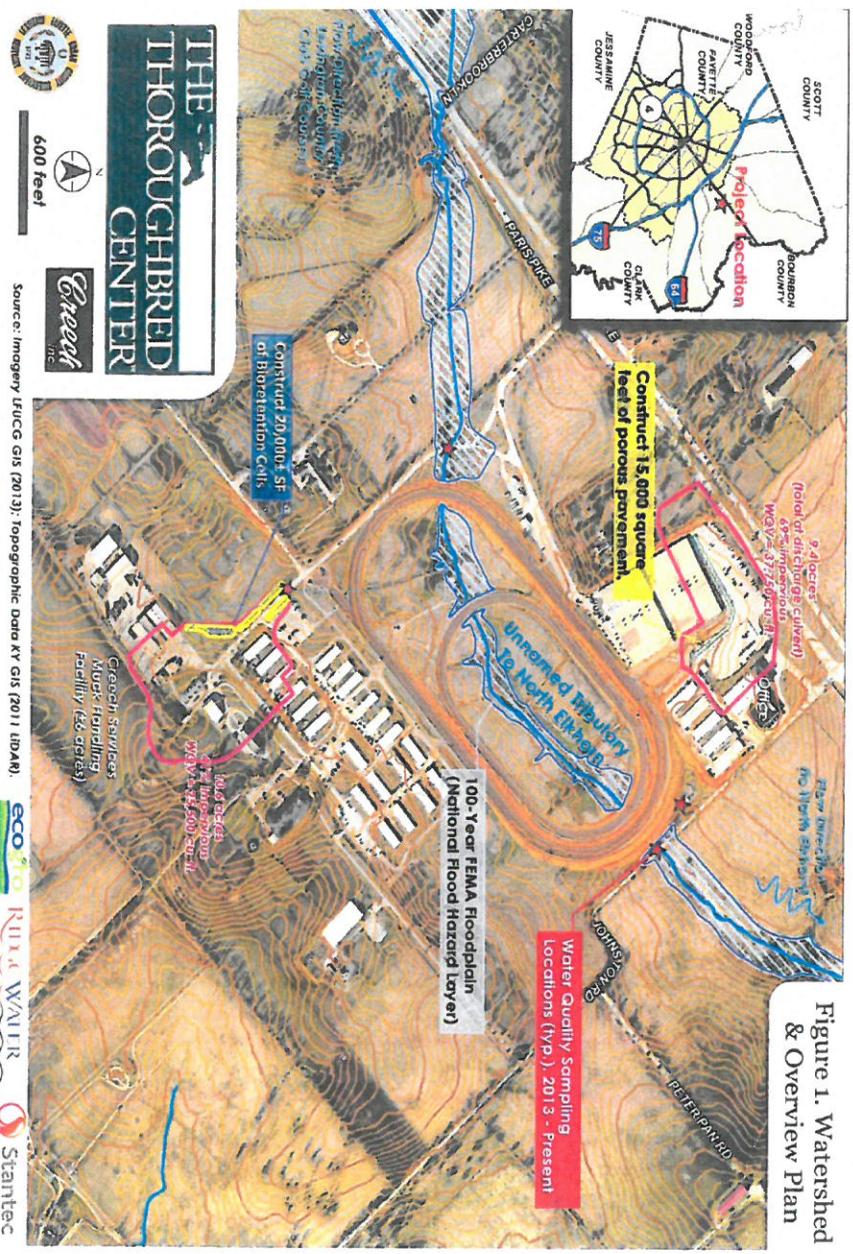


Figure 1. Watershed & Overview Plan

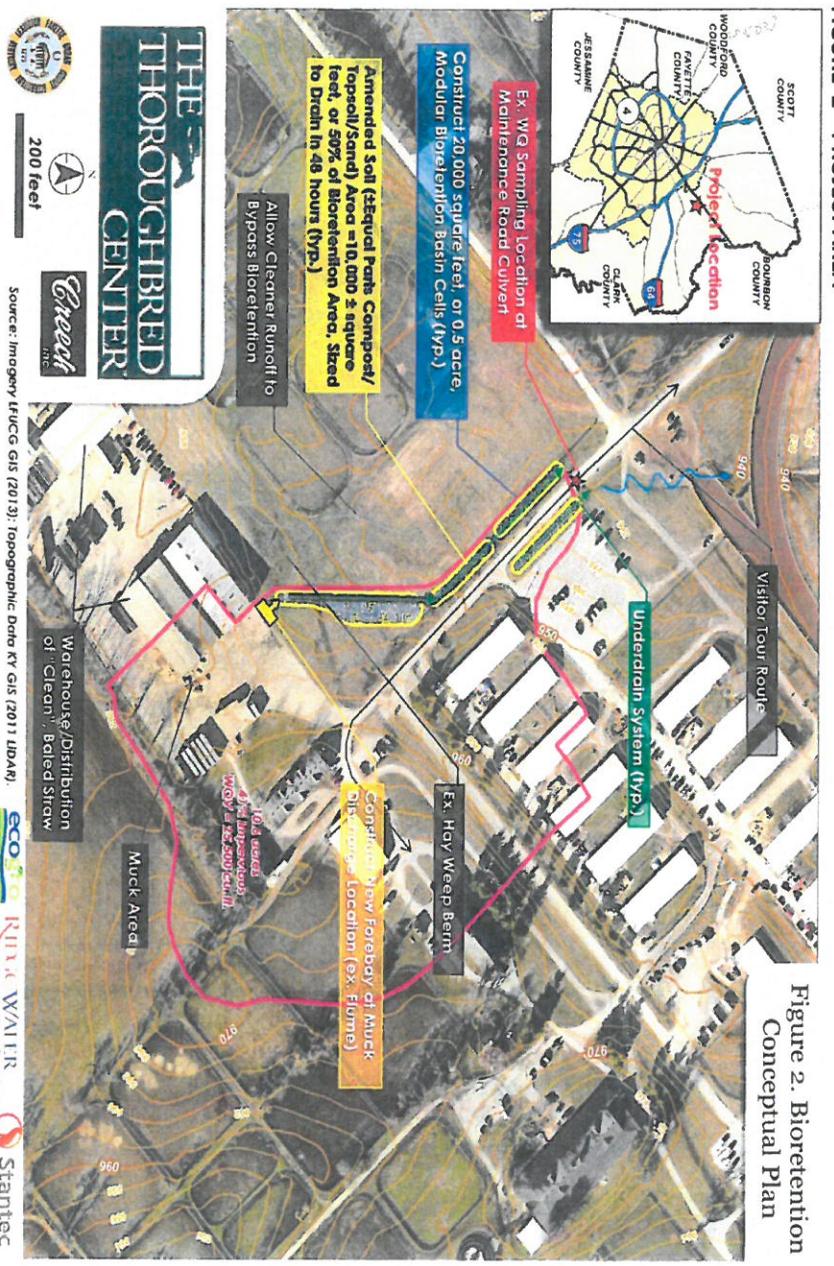


FIGURE 2 – PROJECT AREA

Figure 2. Bioretention Conceptual Plan

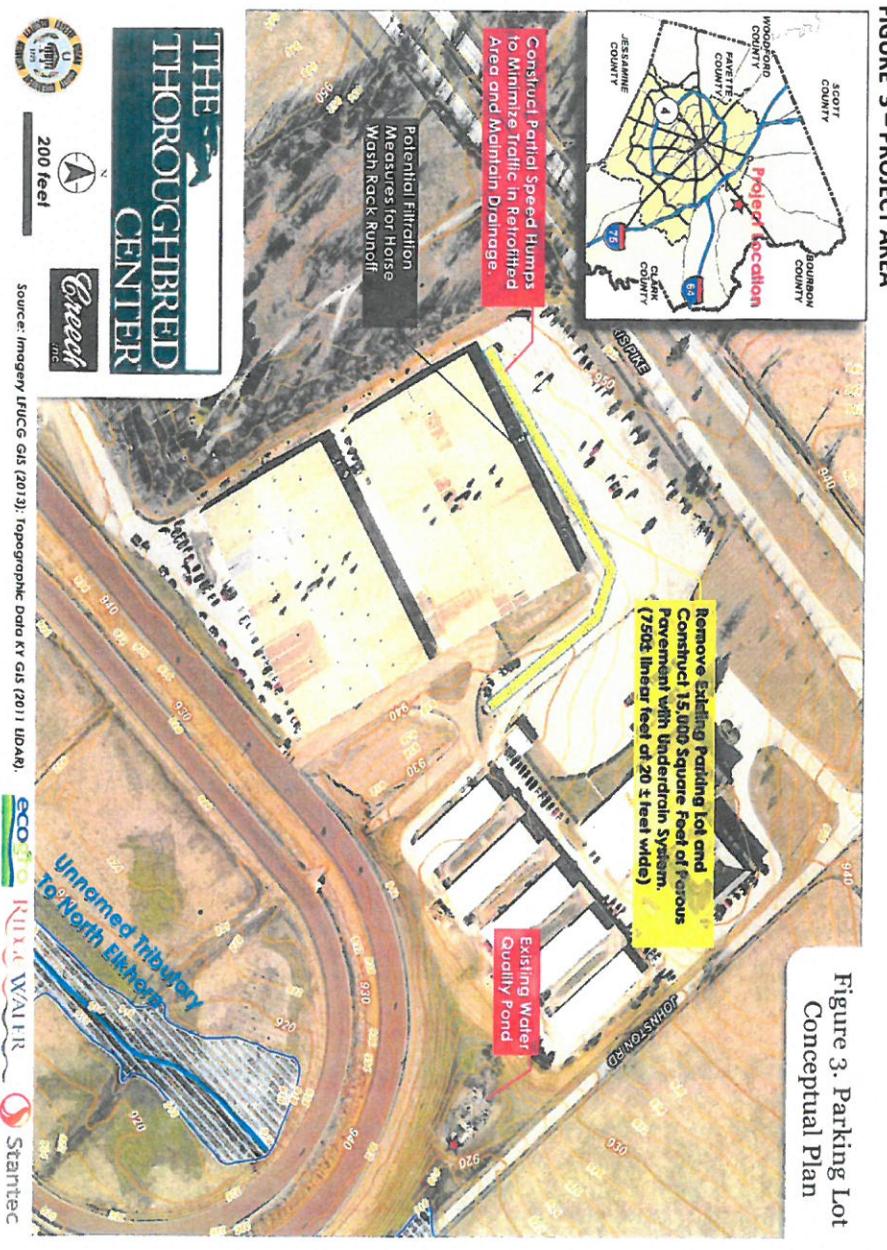


FIGURE 3 – PROJECT AREA

Figure 3. Parking Lot Conceptual Plan