

**GRANT AWARD AGREEMENT**

***Fiscal Year 2017 Class B Infrastructure Incentive Grant Program***

***Feasibility Only Grant***

THIS AGREEMENT, made and entered into on the 27<sup>th</sup> day of April, 2017, by and between the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT (LFUCG)**, an urban county government of the Commonwealth of Kentucky, pursuant to KRS Chapter 67A (hereinafter "Government"), on behalf of its Division of Water Quality, and **150 Northland Drive, LLC**, 360 E. Vine Street, Suite 120, Lexington, Kentucky 40507 (hereinafter "Grantee" and "Property Owner").

**WITNESSETH:**

**WHEREAS**, the Grantee is an association of documented fee-payers of the Government's Water Quality Management Fee; and

**WHEREAS**, the Grantee has proposed a need for the funds requested to develop and implement a proposed project by submitting a valid grant application; and

**WHEREAS**, the Grantee's grant application has been reviewed and selected for funding by the Water Quality Fees Board in accordance with Sections 16-408 and 16-410 of the Government's Code of Ordinances; and

**WHEREAS**, the Government has funds available through the Stormwater Quality Projects Incentive Grant Program to assist the qualified Grantee in the development and implementation of projects that meet the goals of the program; and

**WHEREAS**, the Grantee desires to implement a specific project that meets one or more Incentive Grant program goals to improve water quality, reduce stormwater runoff, and provide public or private education related to stormwater quality; and

**WHEREAS**, any such improvements funded by the Government shall benefit the public through installed improvements and/or educational programming;

**THAT FOR AND IN CONSIDERATION OF THE MUTUAL PROMISES AND COVENANTS HEREIN EXPRESSED, GOVERNMENT AND GRANTEE AGREE AS FOLLOWS:**

- (1) The Government hereby grants the Grantee the sum of **\$19,950.00** (hereinafter "the Grant"), for use in implementing the project elements as listed in Attachment A which is incorporated herein by reference as if fully set out herein. The Grantee agrees to cost share the Grant with contributions, labor, and/or other services equal to or greater than 20% of the total project cost.
- (2) The Grantee agrees to use the Grant only for the activities set forth in Attachment A which includes analysis of stormwater control infrastructure at the following site location(s): **Multiple: (150 Northland Drive, Lexington, KY 40511) and (525 North Limestone, Lexington, KY 40508) and (912, 914, 916, & 918 North Limestone, Lexington, KY 40505).**
- (3) The Grantee agrees to meet all design standards specified in the Government's Engineering Manuals or as further described in Attachment A in the design of all Grant-funded improvements. This includes all associated activities including but not limited to erosion and sediment control, traffic control, utility relocations, seeding, etc. The Grantee further

agrees to design the facilities in such a way as not to preclude the potential for future water quality/quantity monitoring by LFUCG.

- (4) The Grantee agrees to comply with all applicable local, state, and federal rules, regulations, ordinances, and laws in implementation of the project.
- (5) The Grantee agrees to obtain all necessary local, state, and federal permits, encroachments, permissions, approvals etc. in a timely manner and prior to start of construction.
- (6) The Grantee agrees to perform periodic reporting as detailed in Paragraph (7) herein below, and produce a Project Final Report within thirty (30) calendar days of the completion of the project elements in digital and hard copy following a standardized format to be provided by the Government summarizing all work completed and detailing the total grant expenditures. Other deliverables include the following:

- (a) At the end of the Feasibility Phase (if applicable), the following five deliverables, sealed by a professional licensed to perform such work in accordance with Kentucky Revised Statutes (KRS), shall be provided:

- Feasibility report evaluating the use of the potential BMP(s) on the proposed site;
- Conceptual design concept;
- Detailed cost estimate for design;
- Conceptual cost estimate for construction;
- Letter certifying all BMPs proposed for design as viable and feasible for the specific site and application.

- ~~(b) At the end of the Design Phase or prior to the start of the Construction Phase, the following six deliverables, sealed by a professional licensed to perform such work in accordance with Kentucky Revised Statutes (KRS), shall be provided:~~

- ~~• Set of all final design calculations;~~
- ~~• Set of final construction plans, including traffic control, erosion and sediment control, grading plans, etc.;~~
- ~~• Set of final specifications and bidding documents (if applicable);~~
- ~~• Final detailed engineer's construction cost estimate including quantities;~~
- ~~• All required permit submittals and approvals;~~
- ~~• 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 the Government's Stormwater Manual.~~

(N/A to Feasibility Only Grants)

- ~~(c) At the end of the Construction Phase, the following five deliverables shall be provided:~~

- ~~• Summary of final construction costs and quantities;~~
- ~~• Copies of all federal, state, and local permits obtained for the project;~~
- ~~• Record Drawing showing all field changes, and signed and sealed by the professional of record certifying the project as shown meets all original design intent;~~
- ~~• Photo documentation of site conditions and improvements before, during, and after construction;~~
- ~~• Signed Agreement to Maintain Stormwater Control Facilities Funded by an LFUCG Stormwater Quality Projects Class B Incentive Grant.~~

(N/A to Feasibility Only Grants)

- (7) The Grant to the Grantee shall be disbursed in the following manner:

- (a) The Grantee shall submit at least once every three (3) months, if not specified otherwise in Attachment A, a Request for Funds to the Government's Grant Manager designated by the Director of the Division of Water Quality for the project. Each Request for Funds shall include documentation that the Grantee has already expend-

- ed the requested funds or shall be in a position to expend properly the requested funds within thirty (30) days of receipt of the funds. The Request for Funds shall include full accounting of these eligible grant-related expenses, as listed in Attachment A. Copies of invoices, purchase orders, or receipts showing vendor, date, amount, and items purchased or ordered shall be provided with the Request for Funds. For project specific personnel costs and stipends, documentation of all billed hours shall include copies of employee timesheets, hourly payroll rate, and description of work performed for hours billed.
- (b) Each Request for Funds shall be accompanied by a Project Status Report describing the progress of the project to date, including a description and schedule of all activities completed, and hardcopy or electronic copies of materials (e.g. calculations, preliminary plans, etc.) completed to date. For educational events (if applicable), copies of the class rosters or sign-in sheets documenting the number of attendees shall be provided.
  - (c) The Government's Grant Manager shall review each Request for Funds and supporting documents for compliance with the terms of this Agreement and the guidelines of the Stormwater Quality Projects Incentive Grant Program. If the Grant Manager finds the Grantee's Request for Funds is in compliance with the terms of this Agreement and the guidelines of the Stormwater Quality Projects Incentive Grant Program and that the activity progress and management program of the Grantee satisfy the terms of the grant award, he or she shall approve the Request for Funds within 15 calendar days of receipt and then forward it to the Division of Accounting for payment.
  - (d) The Government shall release payment of the final 10% of the Grant only after receipt and acceptance of the Project Final Report. The Government's Grant Manager shall review the Project Final Report and provide comments to the Grantee or, if acceptable, forward approval within 15 calendar days of receipt to the Division of Accounting for payment.
  - (e) Should the Government's Incentive Grant Program Administrator determine that the Grantee is not in compliance with the terms of this Agreement and/or the Stormwater Quality Projects Incentive Grant Program, including deficiencies in progress and management of the project, the Division of Water Quality shall notify the Grantee, the Mayor's Office, and the appropriate district Council person, and shall meet with the Grantee on matters that prevent approval of the Request for Funds. Failure to resolve any such matters to the satisfaction of the Government may lead to termination of the Agreement for cause pursuant to Paragraph (20) herein below.
- (8) The Grantee agrees to obtain written approval from the Government's Grant Manager or Program Administrator for any proposed changes to the Project Team or Project Plan as listed in Attachment A prior to implementing the changes. Failure to gain written approval prior to making changes may lead to termination of the Agreement for cause pursuant to Paragraph (20) herein below.
  - (9) The Grantee agrees to complete the project phase(s) (i.e. Feasibility) outlined herein within **15** months from the date of this Agreement. The Grantee shall obtain written approval from the Government's Grant Manager or Program Administrator for any time extensions beyond the schedule. Failure to obtain written approval prior to making changes may lead to termination of the Agreement for cause pursuant to Paragraph (20) herein below.
  - (10) This Agreement may not be modified except by written agreement of the Government and the Grantee.
  - (11) The Grantee understands that **the Grant amount shown herein in Paragraph (1) is a not-to-exceed amount**, and any additional funding needed to complete the project elements listed in Attachment A is the responsibility of the Grantee. If it becomes apparent to the Grantee or the Government that the Grantee will be unable to complete the project

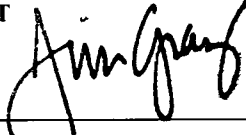
either in the manner or for the amount described in this Agreement, then the Grantee must immediately notify the Government's Grant Manager and Program Administrator by providing a complete and detailed written explanation of its inability to comply with the terms of the Agreement. The Grantee must further provide the Government's Grant Manager and Program Administrator with a complete and detailed written explanation of any proposed changes, and the reasons for those changes.


- (12) The Grantee asserts that it is in full compliance with all applicable provisions of the Lexington-Fayette Urban County Government's Code of Ordinances Chapter 5 – Buildings and Building Regulations, Chapter 7 – Finance and Taxation, Chapter 12 – Housing, and Chapter 16 – Sewage, Garbage, Refuse, and Weeds, or in compliance with Kentucky Department of Housing Buildings and Construction rules and requirements as is appropriate for those state institutions, parcels or buildings which are subject to state regulations and oversight as opposed to local ordinances and regulations. If the Grantee becomes out of compliance with any of these provisions, it will notify the Government's Grant Manager and Program Administrator immediately. Failure to notify the Government and resolve any such matters to the satisfaction of the Government may lead to termination of the Agreement for cause pursuant to Paragraph (20) herein below.
- (13) ~~The Grantee agrees to allow the Government access to its property to perform monitoring of the project elements for compliance with this Agreement, as provided in the "Agreement to Maintain Stormwater Control Facilities Funded by an LFUCG Stormwater Quality Projects Class B Incentive Grant" (Attachment B). (N/A to Feasibility Only Grants)~~
- (14) In any advertisement of the project funded by the Grant, whether written or oral communications, the Grantee agrees to identify the Lexington-Fayette Urban County Government as the source of the above referenced funds; the Grantee shall not specifically identify any individual or elected official as being responsible for the funds donated by the Government.
- (15) The Grantee agrees to allow the Government to publicize the Grantee's project through the Government's website and other media.
- (16) The Grantee agrees to reference the Lexington-Fayette Urban County Government's Water Quality Management Fee and the Stormwater Quality Projects Incentive Grant Program as a source of funding for the project on any permanent signage or educational brochures, presentations, websites, etc. produced using grant monies.
- (17) ~~The Grantee and Property Owner agree that all stormwater control facilities, including equipment and infrastructure, constructed and funded by a Construction Grant through the Stormwater Quality Projects Incentive Grant Program shall remain in service and maintained by the Grantee or its representatives following the Inspection, Operation, and Maintenance Plan developed for each facility referenced in (6b) above. The Property Owner further accepts and agrees to enter into the "Agreement to Maintain Stormwater Control Facilities Funded by an LFUCG Stormwater Quality Projects Class B Incentive Grant" attached hereto as Attachment B and which is incorporated herein by reference as if fully set out herein. (N/A to Feasibility Only Grants)~~
- (18) ~~The Grantee and Property Owner agree that all stormwater control facilities, including equipment and infrastructure, constructed and funded by this Grant shall remain the property of the current Property Owner, or his successors and assigns, unless otherwise specified in Attachments A and B. (N/A to Feasibility Only Grants)~~
- (19) ~~The Grantee and Property Owner understand that if any of the Grant funded facilities not owned by the Government are removed from service, the property owner of record at the time of removal shall be liable to reimburse the Government for 100% of the Remaining Value of the facility or portion removed, based upon the depreciation schedule provided in Attachment B. (N/A to Feasibility Only Grants)~~

- (20) If, through any cause, the Grantee ~~or Property Owner~~ shall fail to fulfill in timely and proper manner its obligations under this Agreement, or if the Grantee shall violate any of the covenants, agreements or stipulations of this Agreement, the Government shall provide the Grantee ~~or Property Owner~~ thirty (30) calendar days to address the deficiency or violation. If the Grantee ~~or Property Owner~~ does not, after the thirty (30) days, come into compliance with this Agreement, the Government shall thereupon have the right to terminate this Agreement by giving written notice to the Grantee of such termination and specifying the effective date thereof, at least five (5) calendar days before the effective date of such termination. In that event, all finished or unfinished documents, receipts and reports prepared by the Grantee shall, at the option of the Government, become its property and the Grantee shall immediately repay to the Government all monies received pursuant to this Agreement less any amount representing just and equitable compensation for the Government's share of any satisfactory work completed pursuant to the Agreement; provided, however, that for any project involving the construction of capital infrastructure, other than feasibility only projects, the Government's share of any satisfactory work completed shall not include feasibility or design costs.
- (21) The Grantee shall provide equal opportunity in employment as required by applicable federal, state, and local laws, regulations, and ordinances.
- (22) The Grantee is solely responsible for assuring that adequate and appropriate insurance or other necessary coverage is maintained during the term of this Agreement.
- (23) The Grantee's sole remedy for a breach of this Agreement by the Government shall be limited to the amount of the Grant.
- (24) The Government assumes no responsibility whatsoever in the Grantee's project activities. Grantee ~~and Property Owner~~ shall, to the extent allowed by law, defend, indemnify, and hold harmless Government from and against all liability, claims, losses, actions, costs, expenses, obligations, fines, and assessments of whatever kind, including defense costs and attorney's fees that are in any way incidental to or connected with, or that arise or are alleged to have arisen, directly or indirectly, in whole or in part, from or by Grantee's ~~or Property Owner's~~ or its contractor(s), agents, or assigns, negligent acts or misconduct, or errors or omissions, in connection with the activities carried out pursuant to this Agreement, the Grant award or the Stormwater Quality Projects Incentive Grant Program.

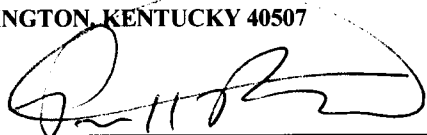
IN WITNESS WHEREOF, the parties hereto have executed this Agreement at Lexington, Fayette County, Kentucky, as of the day and year first above written.

LEXINGTON-FAYETTE URBAN COUNTY  
GOVERNMENT

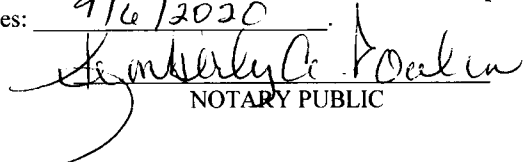
BY:   
JIM GRAY, MAYOR

ATTEST:  
  
CLERK, URBAN COUNTY COUNCIL

Grantee Organization: 150 NORTHLAND DRIVE, LLC  
360 E. VINE STREET, SUITE 120  
LEXINGTON, KENTUCKY 40507

BY:   
NAME: Price H. Bell Jr.  
TITLE: member

The foregoing Agreement was subscribed, sworn to and acknowledged before me by Price H. Bell, Jr., as the duly authorized representative for and on behalf of 150 Northland Dr, LLC on this the 9<sup>th</sup> day of March, 2017.

My commission expires: 9/6/2020  
  
NOTARY PUBLIC

**ATTACHMENT A**  
**to the GRANT AWARD AGREEMENT between**  
**Lexington-Fayette Urban County Government (LFUCG)**  
**and 150 Northland Drive, LLC**

**GRANT PROGRAM** **FY2017 Stormwater Quality Projects Incentive Grant Program**  
**Class B Infrastructure Project [FEASIBILITY ONLY Grant]**

- Funded through the LFUCG Water Quality Management Fee
- Administered by the LFUCG Division of Water Quality in the Department of Environmental Quality

**PROJECT TEAM AND CONTACT INFORMATION**

**Grantee Organization** 150 Northland Drive, LLC  
360 E. Vine Street, Suite 120  
Lexington, KY 40507  
KY Organization #: 0945872

**Primary Project Contact:** Price H. Bell Jr.  
859-554-1241 (phone)  
[price@frontierhighway.com](mailto:price@frontierhighway.com) (email)

**Secondary Project Contact:** Wes Murry  
859-554-1241  
[wes@frontierhighway.com](mailto:wes@frontierhighway.com)

**Project Manager:** Louis R. Johnson, PLA, ASLA  
Gresham, Smith and Partners  
859-514-6713  
[Louis\\_johnson@gspnet.com](mailto:Louis_johnson@gspnet.com)

**Project Site Location(s)** 150 Northland Drive, LLC  
**And Property Owner(s):** 150 & 151 Northland Drive (76 Units)  
Lexington, KY 40507  
Parcel #: 14091001

North Lexington Holdings II LLC  
525 N. Limestone (4 Units)  
Lexington, KY 40508  
Parcel #: 10524200

North Lexington Holdings II LLC  
912, 914, 916, & 918 N. Limestone  
Lexington, KY 40505  
Parcel #'s: 12253800, 12254200, 12254300, and 12254350

**Design Consulting Firm:** **Gresham, Smith and Partners**  
101 South Fifth Street, Suite 1400  
Louisville, KY 40202  
502-627-8924 (phone)  
Louis R. Johnson, PLA, ASLA

**PROJECT PLAN ELEMENTS**

The goals of The North Lexington Multi-Family Feasibility Study project are to analyze Best Management Practice (BMP) alternatives, and develop costs at the locations shown in Figures 1 – Feasibility Study Properties as well as stormwater education to the community. The Feasibility Study document will be developed as a “Multi-family BMP Pattern Book.” The project also incorporates an educational element. The work in this feasibility study will expand upon and add to the work completed in the 2012 “NoLi Sustainability Plan”, which was funded by a Stormwater Quality Incentive Grant applied for and awarded to the North Limestone Neighborhood Association.

Project Elements include:

**1) EVALUATE THE APPLICABILITY OF THE FOLLOWING GENERAL STORMWATER BMPS AT VARIOUS LOCATIONS:**

- a) **BMP Candidates:** project to address stormwater quality issues through development of best management practices (BMP) schematic design for six different multi-family properties which make up a total site area of just over 4 acres with 65% impervious land cover. These six properties include: the nearly 3 acre, 76 unit, Biscayne Apartment complex (150 Northland Drive), two duplexes (914/916 North Limestone), two triplexes (912/918 North Limestone) and a fourplex (525 North Limestone) all held by a private property ownership group led by Frontier Highway.
- b) **Multi-Family BMP Pattern Book:** The Feasibility Study document will be developed as a Multi-Family BMP Pattern Book that will use each of the identified six properties as case studies. Each case study will showcase a variety of BMP solutions at multiple site scales using a variety of BMP typologies to address on-site stormwater quality issues including: Bioretention, pavement removal, native landscapes treatment, permeable paving, and other BMP alternatives. Each case study will include innovative graphic techniques that will inform detailed construction documents in later phases of work as well as operate as educational tools.
- c) **Educational:** project to incorporate educational components including collaborations with the University of Kentucky and workshops pertaining to stormwater management.

**2) FINAL FEASIBILITY REPORT**

The results of the Feasibility Study will be presented in a final report that will include:

- a) A list of BMP's that are determined to be effective and suitable for installation at the properties listed on Page 1 under "Project Site Locations and Property Owner(s). They will be prioritized for implementation according to input from project collaborators, at a minimum.
- b) A Stormwater BMP Master Plan of the 150 Northland Drive, LLC will show proposed BMP locations, the area draining to the BMP that will be treated, and its discharge location.
- c) Design and construction cost estimates.
- d) Special design and construction conditions such as necessary permit, etc.; and land acquisition costs.
- e) The estimated pollutant removal effectiveness of the BMP.
- f) Letter certifying all BMPs proposed for design are viable and feasible for the specific site and application.

**3) EDUCATIONAL OPPORTUNITIES**

The education components of the grant should at a minimum include the following:

- a) **Feasibility Study Results:** Availability of the Multi-Family BMP Pattern Book to LFUCG and the general public.
- b) **Stormwater Education Workshops –**
  - **Alternative Lawns Workshop:** public education on the importance and the intersection of native landscapes and BMP's. Additionally, there is to be public education on the individual qualities of the components within a BMP, especially plant materials, proper maintenance and the multiplicity of environmental, social and economic benefits of BMP's. Thoughtful and creative education will add long term



value through advocacy, creating a sense of ownership and pride in the work these landscapes are doing for our community.

As BMP's become more prevalent, BMP preference and understanding is a critical to the overall success of these projects, better understanding what types of BMP's the public likes best, visually and why that is the case, will play a role in their future design, maintenance and regulation.

- Owner & Resident Design Workshop: teams from landscape architects and civil engineers from Gresham, Smith and Partners (GS&P) to work with students from the University of Kentucky Department of Landscape Architecture (UKLA) to host a Owner & Resident Design Workshop that will include site tours, discussions with the ownership team and residents on their relationship to water, local water issues, and how BMP's can play a role In improving that relationship. This will lead to BMP selection and schematic design.
- c) University of Kentucky Collaboration & Student Education: The team led by GS&P to also play a role in further educating UKLA students through the following tasks:
- GS&P to visit UKLA and Dr. Brian Lee's LA 355, "Watershed Characterization" course to discuss the relationship between specific site water quality issues and their relationship to broader watershed wide issues, using the six multi-family properties as a case study.
  - GS&P to work with Dr. Chris Sass' LA 531, "Water in the Urbanizing Landscape" course. This collaboration will include on-site visits with students and property owners to discuss site specific stormwater issues and how to address those issues through creative design solutions.

### **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 - 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) Grantor shall be provided a minimum of two hard copies of the Final Feasibility Report including the Multi-Family BMP Pattern Book along with digital copies of each.

### **ADDITIONAL GRANT STIPULATIONS**

Note the following additional stipulations related to this project:

- Organization proposes a larger cost share beyond that required by the grant program. Budget shall reflect the 20.04% cost share offered in the application (Approximately \$4,987.50).

### **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	Anticipated Date(s)
Site Analysis & Research	March – April 2017
Schematic Design	April – May 2017
Design Development	May – June 2017
Pattern Book	March – July 2017
Owner Resident Workshop	April 2017
Alternative Lawns Workshop	June 2017
UK Course Visit	April 2017
UK Site Workshops	March – June 2017
Final Report Due	June 2018

**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:

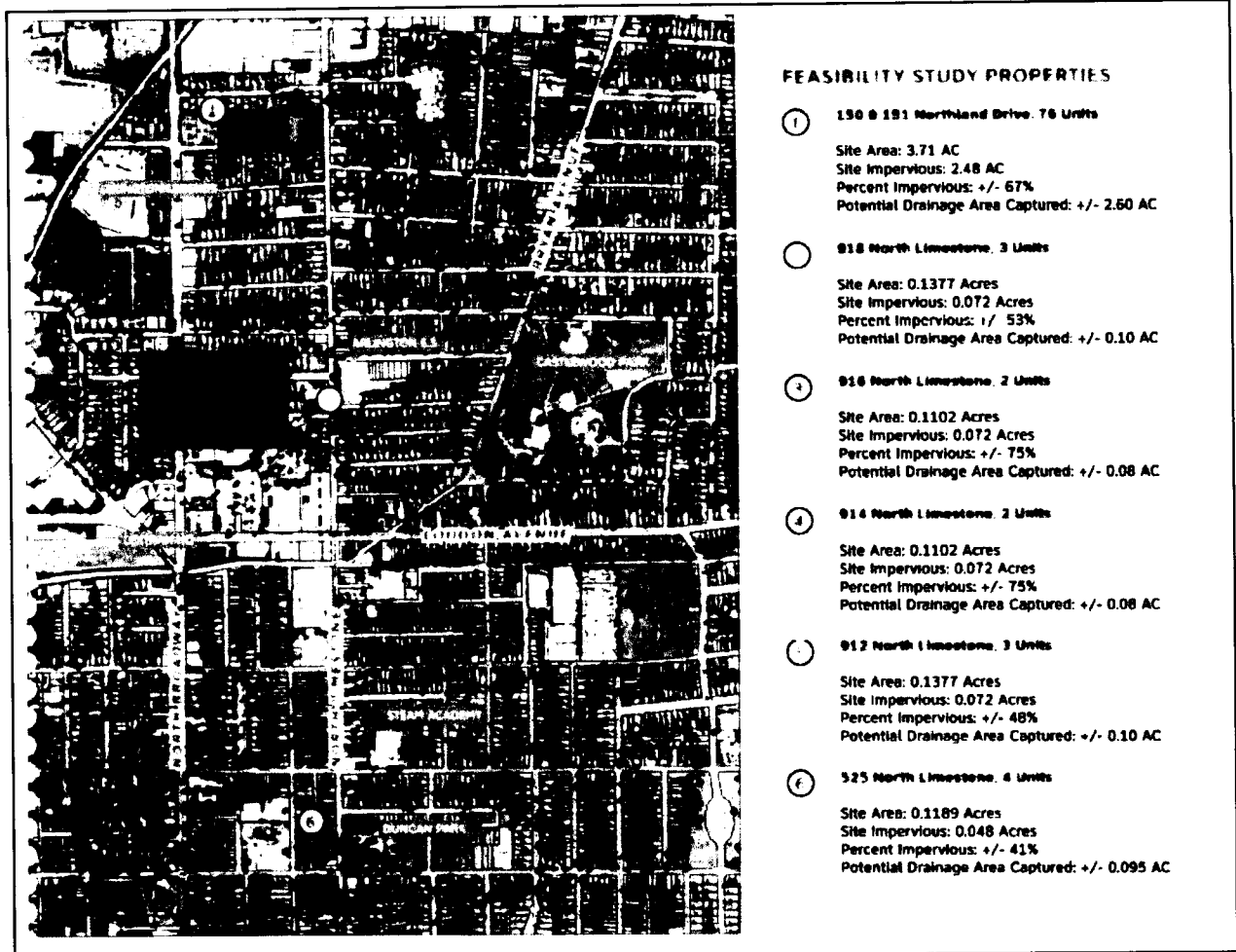
Feasibility Phase:	\$ 19,950.00	Total Grant Amount
	\$ 5,000.00	Proposed Cost Share to be provided
	\$ 24,950.00	<b>Total Project Budget</b>

Additional detail is provided in Table 2.

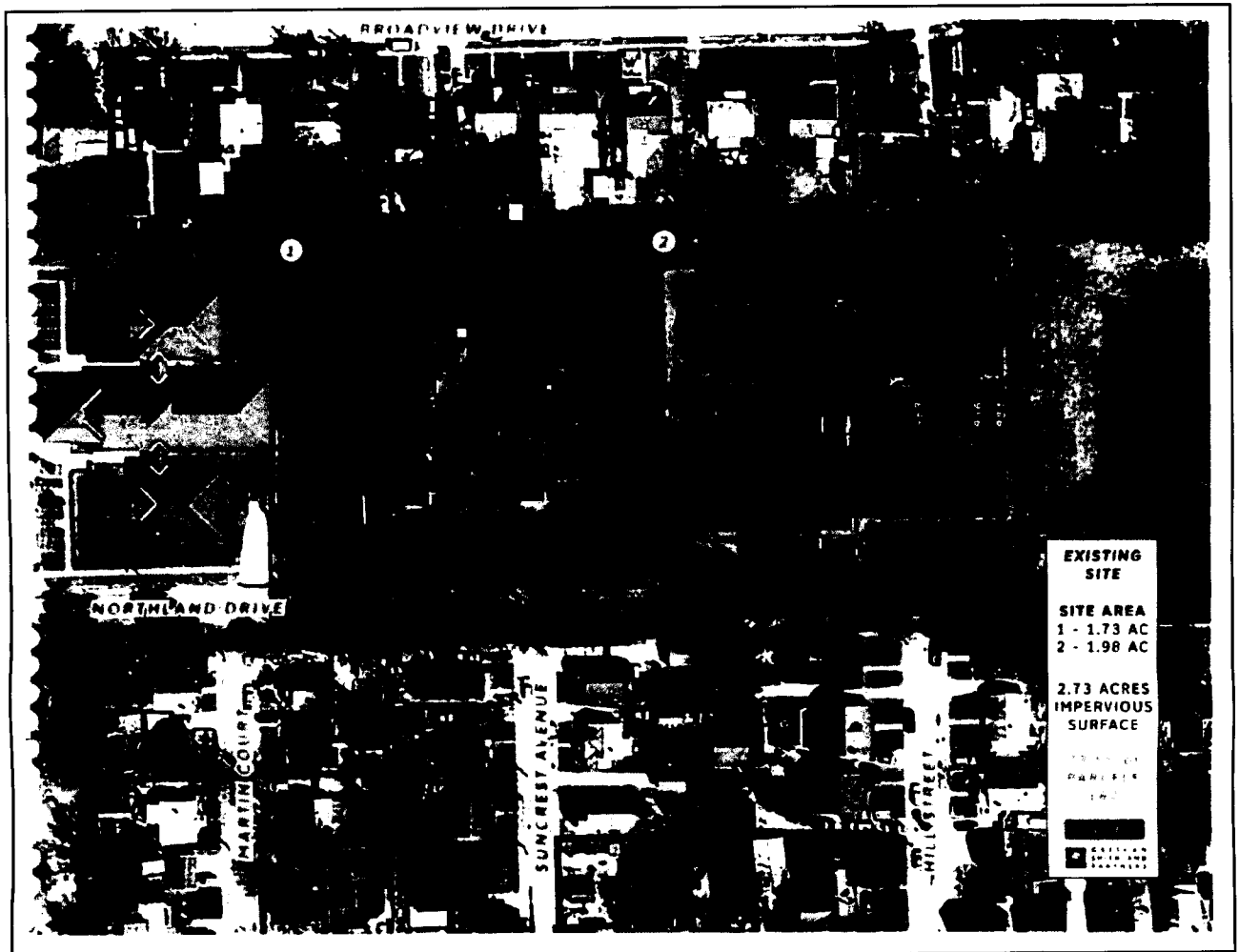
**TABLE 2 - PROJECT ELIGIBLE EXPENSES**

Activities	Unit Price	Quantity	Funded by Organization	Funded by Grant	Total Expense	Total by Activity
<b>1 Consulting Fees</b>						
<b>2 Pattern Book Development</b>						
3 Site Documentation & Existing Conditions Analysis (6)	\$ 5,000.00	LS	1		\$ 5,000.00	
4 Context Research	\$ 2,400.00	LS	1		\$ 2,400.00	
5 Schematic Design	\$ 6,500.00	LS	1		\$ 6,500.00	
6 Design Development	\$ 4,000.00	LS	1		\$ 4,000.00	
7 Document Formatting	\$ 3,000.00	LS	1		\$ 3,000.00	
8 Document Deliverables	\$ 500.00	LS	1		\$ 500.00	
9 Alternative Lawns Workshop	\$ 1,500.00	LS	1		\$ 1,500.00	
10 UK Course Presentation	\$ 650.00	LS	1		\$ 650.00	
11 Resident Workshops	\$ 800.00	LS	1		\$ 800.00	
<b>12 Total Consulting Fees Expenses --&gt;</b>			<b>\$ 4,870.00</b>	<b>\$ 19,480.00</b>		<b>\$24,350.00</b>
<b>13 Residential Workshops</b>						
14 Food	\$ 200.00	LS	1		\$ 200.00	
15 Print Materials	\$ 200.00	LS	1		\$ 200.00	
16 Workshop Tools, Pens, Paper, etc.	\$ -	LS	1		\$ -	
<b>17 Total Residential Workshop Expenses --&gt;</b>			<b>\$ -</b>	<b>\$ 400.00</b>		<b>\$400.00</b>
<b>18 University of Kentucky Collaboration</b>						
19 Workshop Tools, Pens, Paper, etc.	\$ 100.00	LS	1		\$ 100.00	
20 IA 355 Presentation Materials & Leave Behinds	\$ 100.00	LS	1		\$ 100.00	
<b>47 Total Collaboration Expenses --&gt;</b>			<b>\$ 130.00</b>	<b>\$ 70.00</b>		<b>\$ 200.00</b>
48						
49						
50						

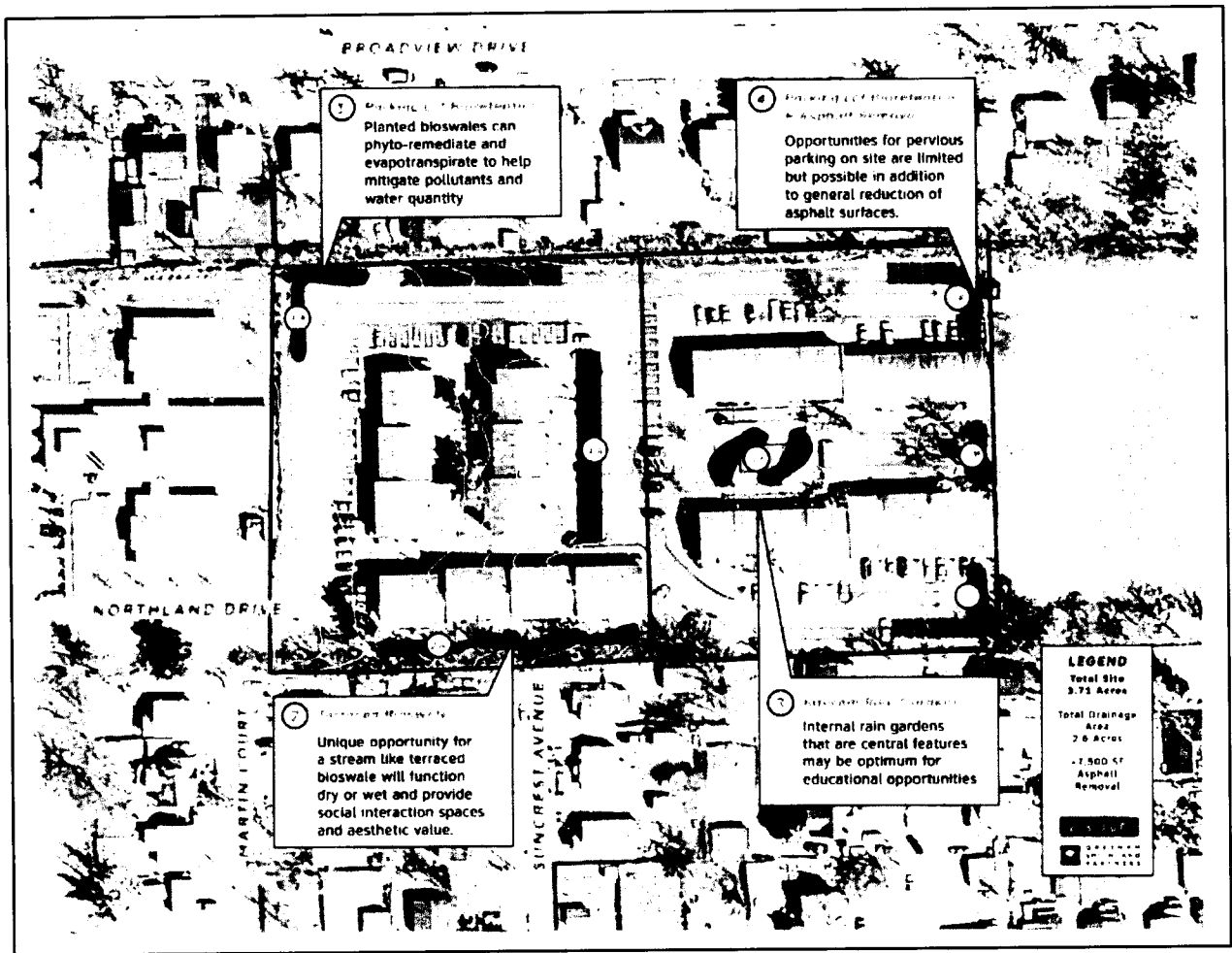
**FIGURE 1 – FEASIBILITY STUDY PROPERTIES (FROM APPLICATION)**



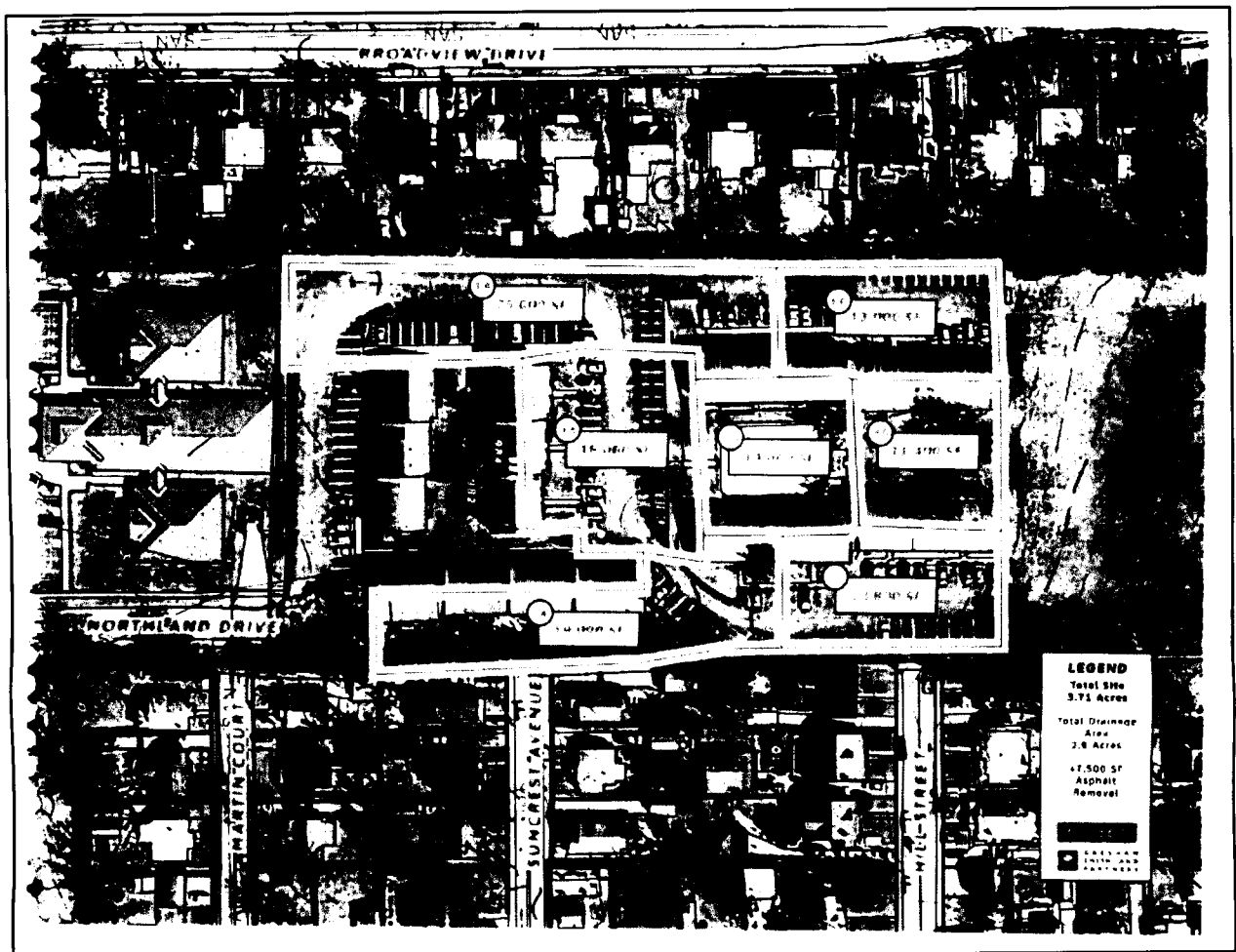
**FIGURE 2 – PATTERN BOOK SAMPLE – CURSORY IMPERVIOUS SURFACE ANALYSIS (FROM APPLICATION)**



**FIGURE 3 – PATTERN BOOK SAMPLE – POTENTIAL BMP TYPES & LOCATION DIAGRAM (FROM APPLICATION)**



**FIGURE 3 – PATTERN BOOK SAMPLE – POTENTIAL DRAINAGE AREA DIAGRAM (FROM APPLICATION)**



Project Elements include:

**1) EVALUATE THE APPLICABILITY OF THE FOLLOWING GENERAL STORMWATER BMPS AT VARIOUS LOCATIONS:**

- a) **BMP Candidates:** project to address stormwater quality issues through development of best management practices (BMP) schematic design for six different multi-family properties which make up a total site area of just over 4 acres with 65% impervious land cover. These six properties include: the nearly 3 acre, 76 unit, Biscayne Apartment complex (150 Northland Drive), two duplexes (914/916 North Limestone), two triplexes (912/918 North Limestone) and a fourplex (525 North Limestone) all held by a private property ownership group led by Frontier Highway.
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- f) Letter certifying all BMPs proposed for design are viable and feasible for the specific site and application.

**3) EDUCATIONAL OPPORTUNITIES**

The education components of the grant should at a minimum include the following:

- a) **Feasibility Study Results:** Availability of the Multi-Family BMP Pattern Book to LFUCG and the general public.
- b) **Stormwater Education Workshops –**
  - **Alternative Lawns Workshop:** public education on the importance and the intersection of native landscapes and BMP's. Additionally, there is to be public education on the individual qualities of the components within a BMP, especially plant materials, proper maintenance and the multiplicity of environmental, social and economic benefits of BMP's. Thoughtful and creative education will add long term

value through advocacy, creating a sense of ownership and pride in the work these landscapes are doing for our community.

As BMP's become more prevalent, BMP preference and understanding is a critical to the overall success of these projects, better understanding what types of BMP's the public likes best, visually and why that is the case, will play a role in their future design, maintenance and regulation.

- Owner & Resident Design Workshop: teams from landscape architects and civil engineers from Gresham, Smith and Partners (GS&P) to work with students from the University of Kentucky Department of Landscape Architecture (UKLA) to host a Owner & Resident Design Workshop that will include site tours, discussions with the ownership team and residents on their relationship to water, local water issues, and how BMP's can play a role In improving that relationship. This will lead to BMP selection and schematic design.
- c) University of Kentucky Collaboration & Student Education: The team led by GS&P to also play a role in further educating UKLA students through the following tasks:
- GS&P to visit UKLA and Dr. Brian Lee's LA 355, "Watershed Characterization" course to discuss the relationship between specific site water quality issues and their relationship to broader watershed wide issues, using the six multi-family properties as a case study.
  - GS&P to work with Dr. Chris Sass' LA 531, "Water in the Urbanizing Landscape" course. This collaboration will include on-site visits with students and property owners to discuss site specific stormwater issues and how to address those issues through creative design solutions.

### **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 - 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) Grantor shall be provided a minimum of two hard copies of the Final Feasibility Report including the Multi-Family BMP Pattern Book along with digital copies of each.

### **ADDITIONAL GRANT STIPULATIONS**

Note the following additional stipulations related to this project:

- Organization proposes a larger cost share beyond that required by the grant program. Budget shall reflect the 20.04% cost share offered in the application (Approximately \$4,987.50).

### **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	Anticipated Date(s)
Site Analysis & Research	March – April 2017
Schematic Design	April – May 2017
Design Development	May – June 2017
Pattern Book	March – July 2017
Owner Resident Workshop	April 2017
Alternative Lawns Workshop	June 2017
UK Course Visit	April 2017
UK Site Workshops	March – June 2017
Final Report Due	June 2018

**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:

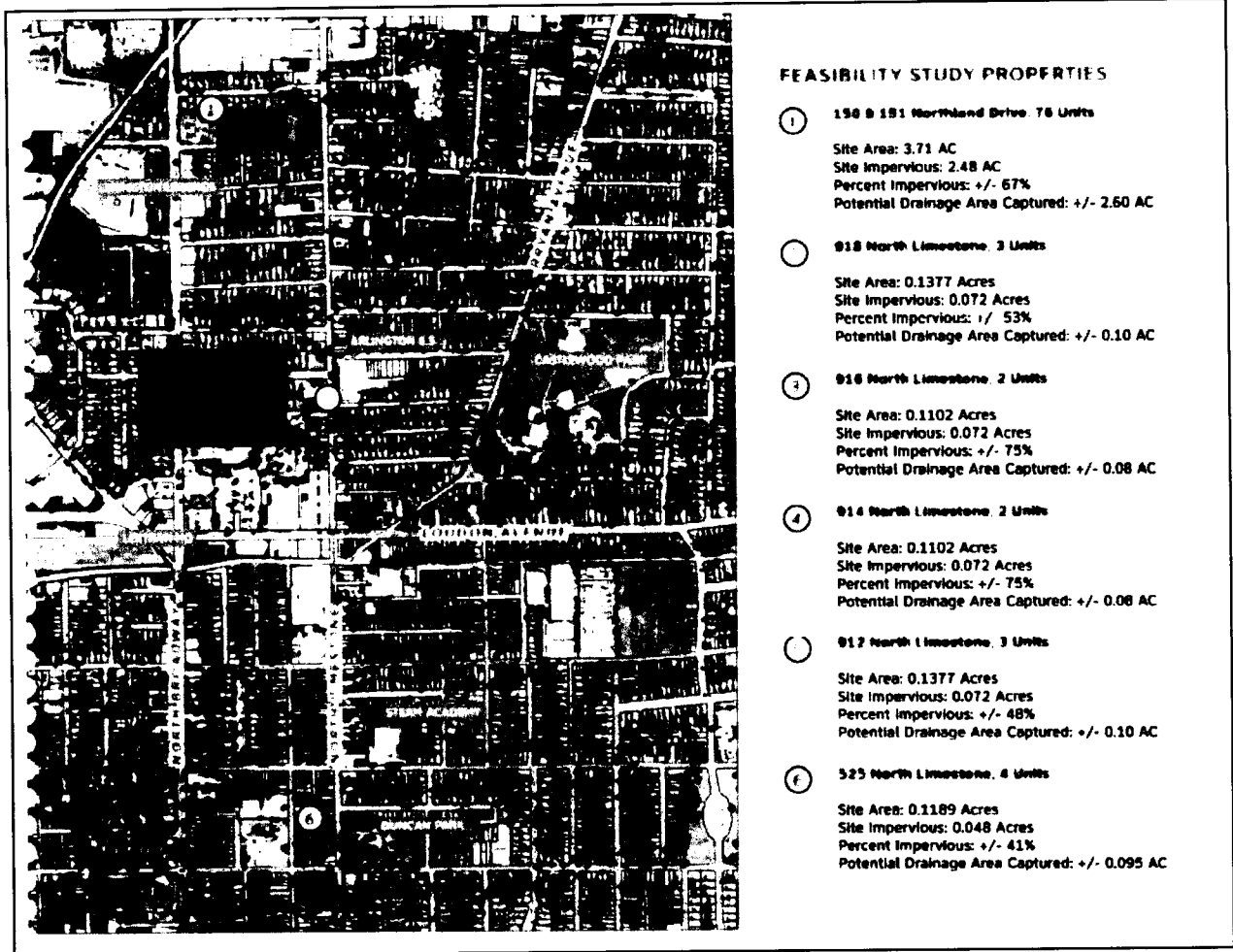
Feasibility Phase:	\$ 19,950.00	Total Grant Amount
	<u>\$ 5,000.00</u>	Proposed Cost Share to be provided
	<b>\$ 24,950.00</b>	<b>Total Project Budget</b>

Additional detail is provided in Table 2.

**TABLE 2 - PROJECT ELIGIBLE EXPENSES**

Activities	Unit Price	Quantity	Funded by Organization	Funded by Grant	Total Expense	Total by Activity
<b>1 Consulting Fees</b>						
<b>2 Pattern Book Development</b>						
3 Site Documentation & Existing Conditions Analysis (6)	\$ 5,000.00	LS 1			\$ 5,000.00	
4 Context Research	\$ 2,400.00	LS 1			\$ 2,400.00	
5 Schematic Design	\$ 6,500.00	LS 1			\$ 6,500.00	
6 Design Development	\$ 4,000.00	LS 1			\$ 4,000.00	
7 Document Formatting	\$ 3,000.00	LS 1			\$ 3,000.00	
8 Document Deliverables	\$ 500.00	LS 1			\$ 500.00	
9 Alternative Lawns Workshop	\$ 1,500.00	LS 1			\$ 1,500.00	
10 UK Course Presentation	\$ 650.00	LS 1			\$ 650.00	
11 Resident Workshops	\$ 800.00	LS 1			\$ 800.00	
<b>12 Total Consulting Fees Expenses --&gt;</b>			<b>\$ 4,870.00</b>	<b>\$ 19,480.00</b>		<b>\$24,350.00</b>
<b>13 Residential Workshops</b>						
14 Food	\$ 200.00	LS 1			\$ 200.00	
15 Print Materials	\$ 200.00	LS 1			\$ 200.00	
16 Workshop Tools, Pens, Paper, etc.	\$ -	LS 1			\$ -	
<b>17 Total Residential Workshop Expenses --&gt;</b>			<b>\$ -</b>	<b>\$ 400.00</b>		<b>\$400.00</b>
<b>18 University of Kentucky Collaboration</b>						
19 Workshop Tools, Pens, Paper, etc.	\$ 100.00	LS 1			\$ 100.00	
20 LA 355 Presentation Materials & Leave Behinds	\$ 100.00	LS 1			\$ 100.00	
<b>47 Total Collaboration Expenses --&gt;</b>			<b>\$ 130.00</b>	<b>\$ 70.00</b>		<b>\$ 200.00</b>
48						
49						
50						

**FIGURE 1 – FEASIBILITY STUDY PROPERTIES (FROM APPLICATION)**

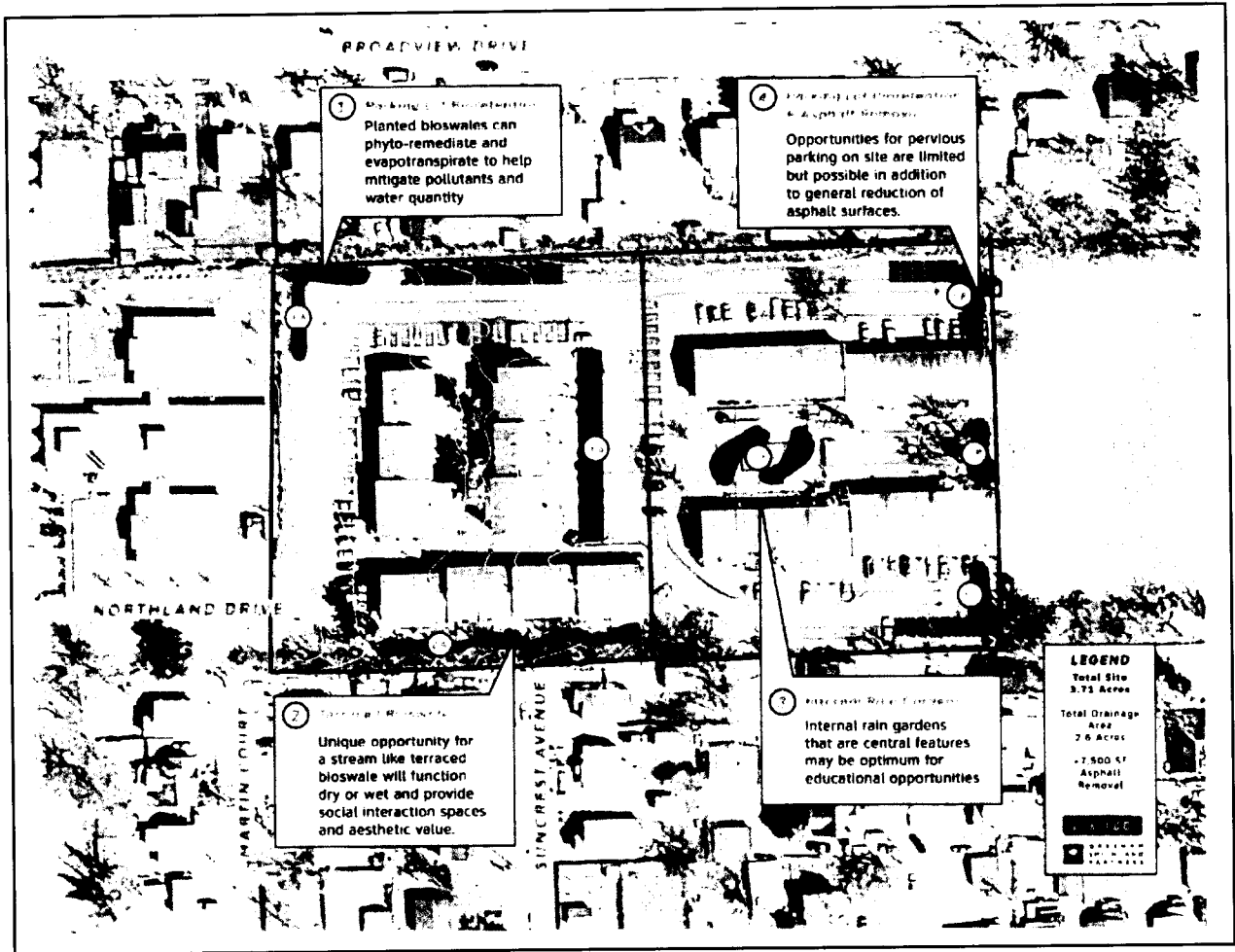


**FIGURE 2 – PATTERN BOOK SAMPLE – CURSORY IMPERVIOUS SURFACE ANALYSIS (FROM APPLICATION)**

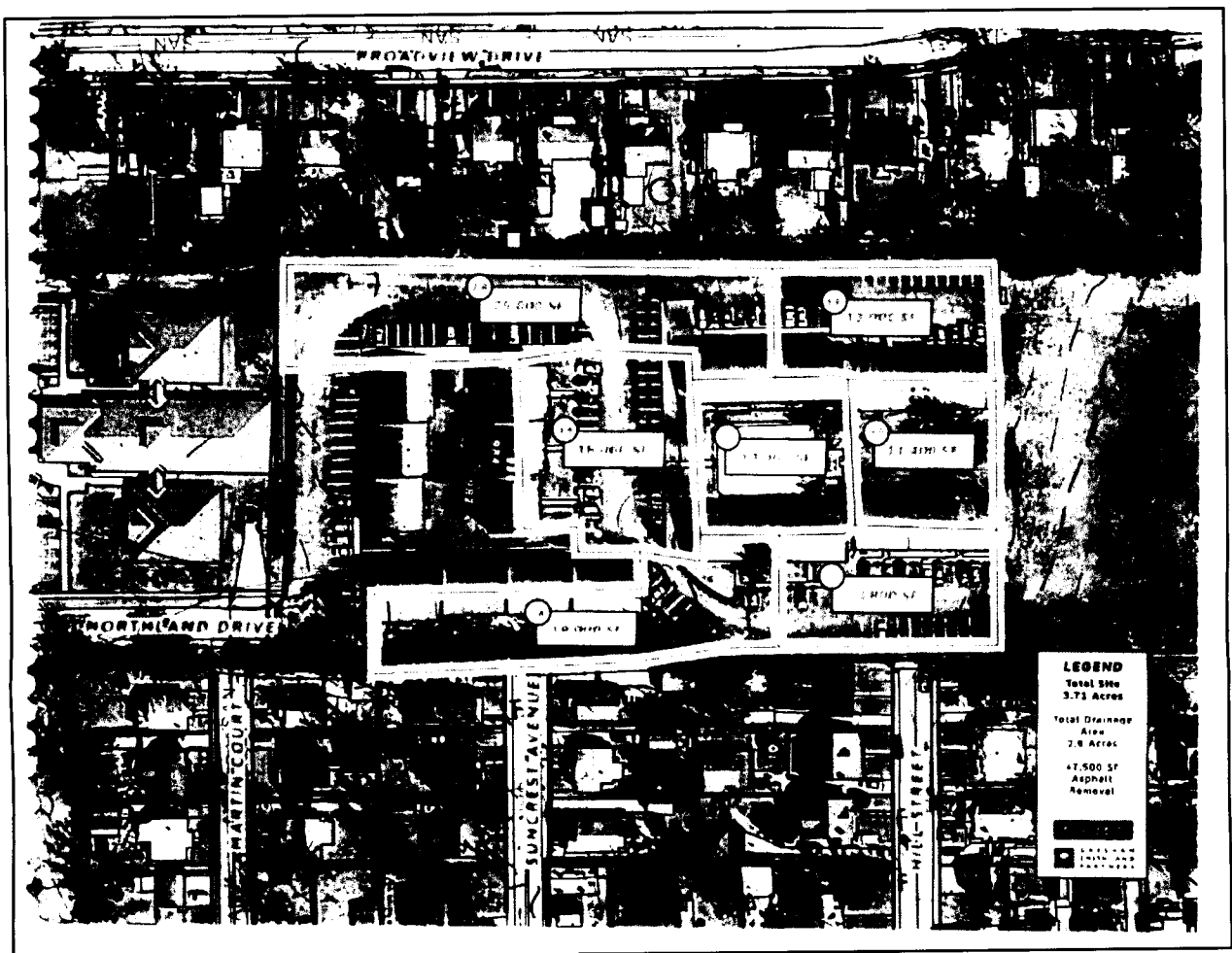




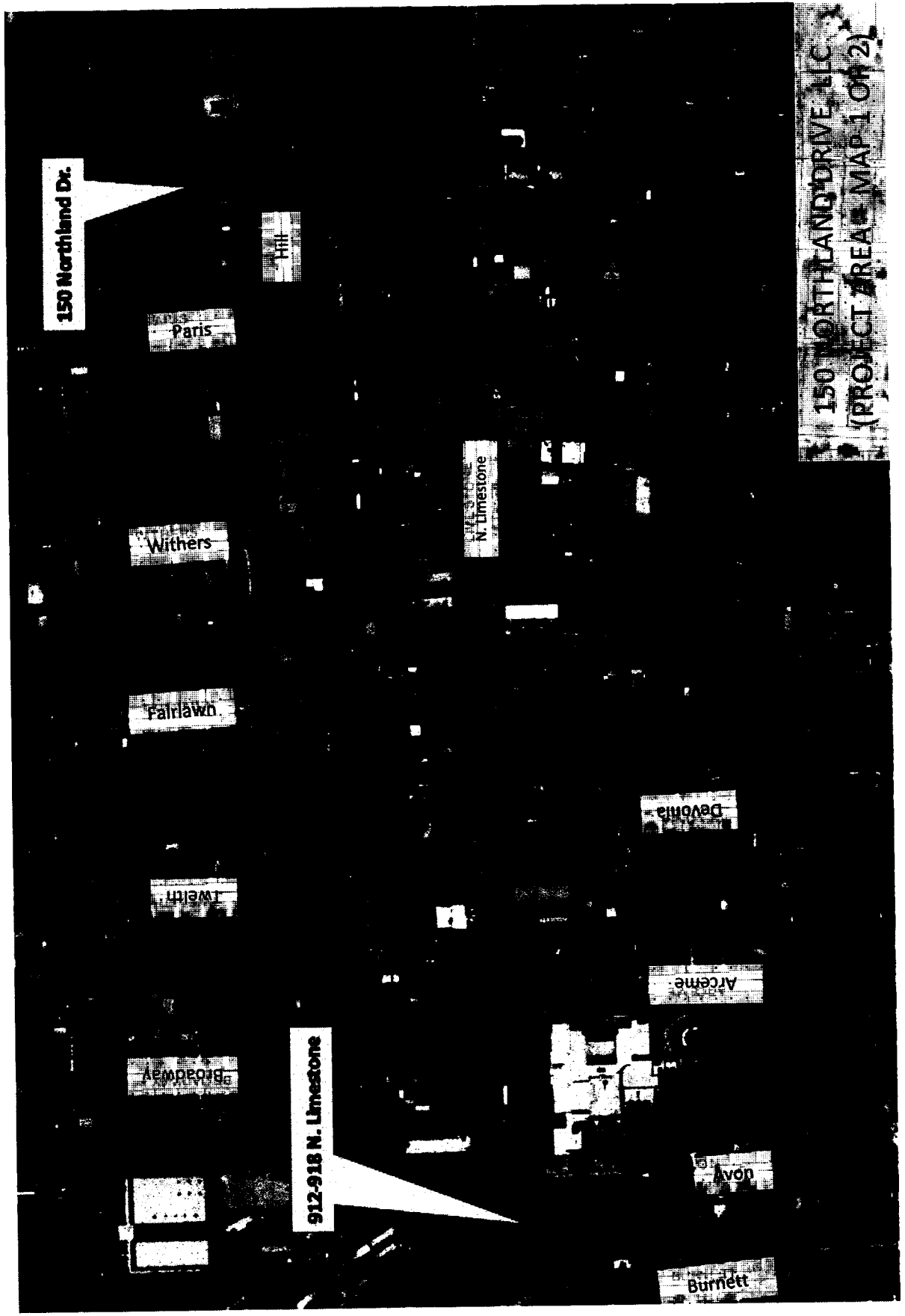
**FIGURE 3 – PATERN BOOK SAMPLE – POTENTIAL BMP TYPES & LOCATION DIAGRAM (FROM APPLICATION)**



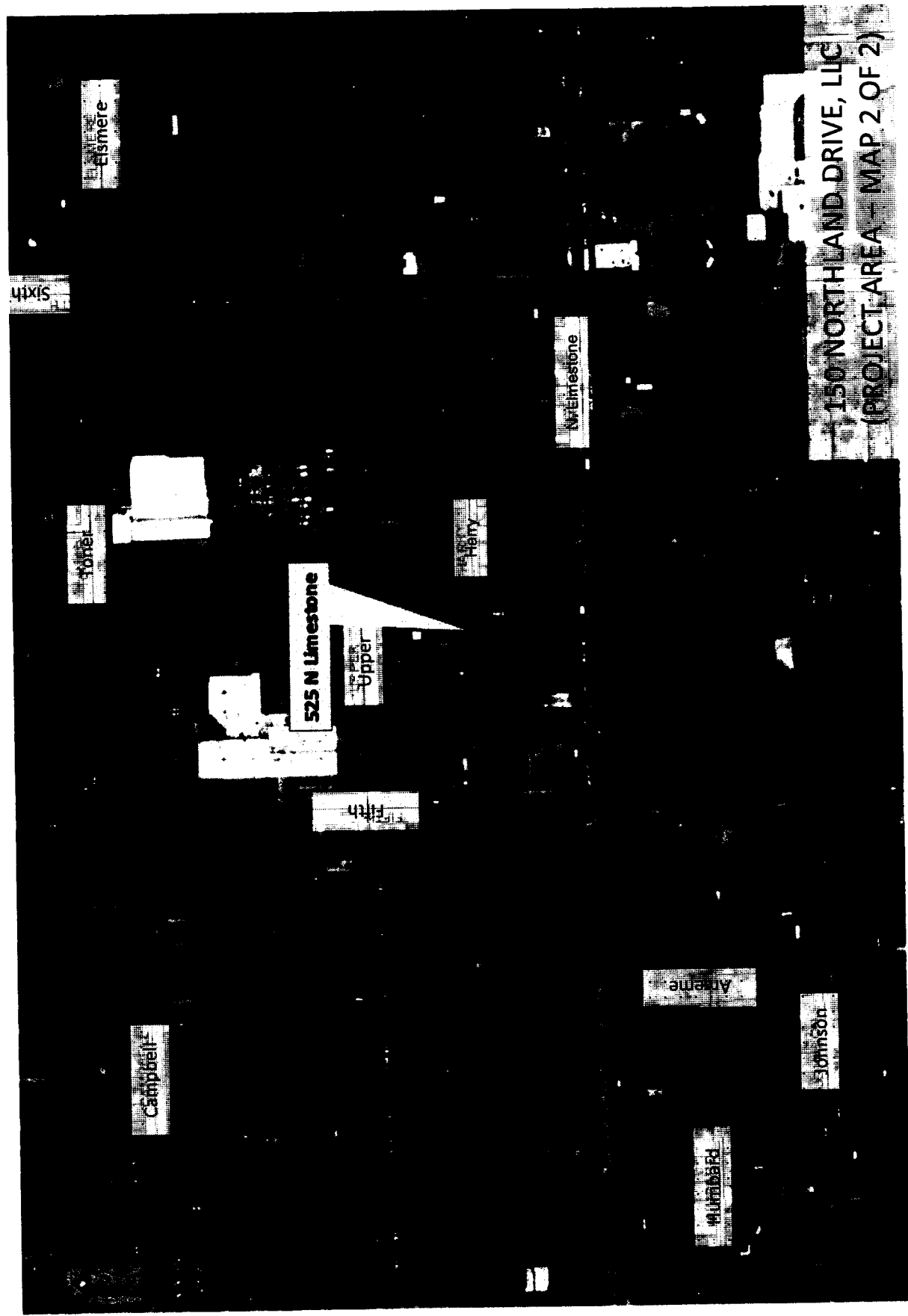
**FIGURE 3 – PATERN BOOK SAMPLE – POTENTIAL DRAINAGE AREA DIAGRAM (FROM APPLICATION)**



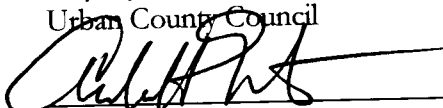
Stormwater Quality Projects Incentive Grant Program



Stormwater Quality Projects Incentive Grant Program





TO: Mayor Jim Gray  
Urban County Council  
FROM:   
Charles H. Martin, P.E., Director  
Division of Water Quality

DATE: March 21, 2017

SUBJECT: Recommendation for a FY17 (Class B Infrastructure) Stormwater Quality Projects  
Incentive Grant for 150 Northland Drive, LLC.

Request

The purpose of this memorandum is to request approval of a FY17 (Class B Infrastructure) Stormwater Quality Projects Incentive Grant for 150 Northland Drive, LLC, in the amount of \$19,950.00.

Purpose of Request

The objectives of this project are to conduct a feasibility study to analyze BMP alternatives, develop costs, and create a "Multi-family BMP Pattern Book." The project incorporates an educational element that includes collaborations with the University of Kentucky and workshops pertaining to stormwater management.

Project Cost in FY17 and in Future Budget Years

The grant has been approved by the Water Quality Fees Board in the amount of \$19,950.00 and will be fully spent by FY18.

Are Funds Budgeted

Funds are budgeted in: 4052 – 303204 – 3373 – 78112 – WQINCENTIVE\_17 – WQ\_GRANT

Martin/Hoskins-Squier

