Applicant	Project	Type	Initial Funding Request	2024 Recommended Funding	Updated 2025 Funding Request	Notes
Balsam Gardens	**33+/- Acres on Sandhill Road**	Acquisition	$1,633,400	$1,090,000	$1,633,400	No changes - still seeking county to acquire the property
Southern Appalachian Highlands Conservancy	**Deaverview Mountain**	Acquisition	$1,000,000	$1,000,000	$0	Project was awarded ORLP grant, so this request has been withdrawn.
Riverlink	**Gateway Park**	Improvements	$200,000	$200,000	$200,000	No budget changes. Timeline updated (project completion summer 2026).
Haw Creek Community Association	**Haw Creek Park Greenway**	Improvements	$102,182	$102,182	$127,784	~$25 K budget increase resulting from shift in footbridge location and increase in dimension to accommodate creekbank erosion & additional gravel needed.
Asheville Greenworks	**Hominy Creek Greenway Trail Improvements**	Improvements	$312,834	$312,834	$326,174	~$13 K budget increase resulting from changes in labor and material cost. Timeline updated to 2026.
Warren Wilson College	**Improving Public Access & Use of Lands**	Improvements	$141,580	$141,580	$150,000	~$8 K budget increase reflecting revised application to focus exclusively on the reconstruction of River Trail and its infrastructure.
Town of Black Mountain	**Ridgecrest Connector**	Improvements	$705,000	$575,000	$1,180,938	~$476 K budget increase relfecting higher construction costs due to inflaction and market changes. Includes $285 K unallowable Engineering/Design/Survey/etc. costs.
Town of Woodfin	**Riverside Park**	Improvements	$3,368,660	$2,195,231	$2,134,804	~$1.2 M budget reduction reflecting revised scope, other funds (FEMA & Great Trails Grant) and cost increases due to project delay.
Camp Grier	**Worx Community Forest Trail Development**	Improvements	$756,800	$675,000	$687,500	~$69 K budget reduction reflecting a diminished scope as 3 miles of trails and Phase I parking have been completed with other funding and increased costs in a post-Helene environment.

Town of Weaverville	**Weaverville Watershed Trails and Wildlife Preserve**	Improvements	$1,072,030	$0	N/A	Not ready to proceed. Current focus is wildfire fuel load management for this site.
Friends and Neighbors of Swannanoa (FANS)	**Woodmen Trailhead and Educational Park**	Acquisition & Improvements	$1,638,950	$0	N/A	Not ready to proceed. Current focus is on feasibility study to inform potential future conservation easement requests.
Total			**$10,931,436**	**$6,291,827**	**$6,440,600**	

From: Steven Beltram
To: Rachael Sawyer
Cc: Angelyn Johnson
Subject: Re: Passive Recreation Lands Funding
Date: Monday, September 15, 2025 10:37:56 AM
Attachments: image001.png

See below:

On Thu, Sep 11, 2025 at 2:28 PM Rachael Sawyer <Rachael.Sawyer@buncombenc.gov> wrote:

> Steven,
>
> **Great news: We are ready to resume the Passive Recreation Lands funding process.**
>
> **Action needed: Please reply to this email with the following deliverables no later than September 30:**
>
> 1. Statement affirming that you would like your project to be considered for approval through Buncombe County's Passive Recreation Lands funding program.

Yes I would still like the project to be considered.

> 1. Explanation of how the project has changed (either as a result of Tropical Storm Helene or the 1-year delay)

Nothing has changed.

> 1. Updated project schedule information or other details that you think might be important for the subcommittee to know

Not that I can think of

> Format is flexible. Please be as concise as possible. For your reference, I am attaching a copy of your original submission packet for this project
>
> Thank you for submitting information and joining county staff to meet to discuss your project this summer. We learned that most projects would request funds to carry out their

projects if offered the opportunity, with relatively moderate adjustments to their project plans. This was very helpful to county leadership to inform a decision about resuming the funding process.

Staff will compile and analyze these updated project submissions and share it with the Passive Recreation Lands Subcommittee, who will be convening in October. Once the subcommittee makes updated recommendations, it will go to the Board of Commissioners for consideration, potentially in November or December.

Thanks very much,

Rachael Sawyer

Buncombe County Recovery Lead
& Strategic Partnerships Director

(828) 250-6536 / cell (828) 545-4243
200 College Street, Asheville, NC 28801
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Sign up to receive emergency texts directly from Buncombe County for breaking health and safety news. Text **BCALERT** on your smart phone to **99411** to receive alerts on important information such as floods, communicable disease, county office closings, and relevant traffic safety notifications OR visit **buncombeready.org**

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From: Michelle Pugliese
To: Rachael Sawyer
Cc: Angelyn Johnson
Subject: Re: Passive Recreation Lands Funding
Date: Friday, September 12, 2025 3:33:04 PM
Attachments: image001.png

Hi Rachel,
Yes, now that the federal money has come through we can officially withdraw the $1 million request to the Buncombe Bond fund.
Thank you!
Michelle
-

On Thu, Sep 11, 2025 at 2:32 PM Rachael Sawyer <Rachael.Sawyer@buncombenc.gov> wrote:

> Michelle,
>
> We are ready to move forward with the Passive Recreation Lands Funding process.
>
> Is it accurate that SAHC wishes to withdraw your project application for $1 M for Deaverview Mountain property acquisition now that the ORLP grant award is in play?
>
> Thank you,

Rachael Sawyer

Buncombe County Recovery Lead
& Strategic Partnerships Director

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Haw Creek Park Greenway (HCPG)

September 29, 2025 Update

1. Statement

The Haw Creek Community Association hereby affirms that we would like our project, the Haw Creek Park Greenway, to be considered for an award from Buncombe County's Passive Recreation Lands funding program.

2. Explanation of how the project has changed

The HCPG project requires only minimal changes post-Helene. The civil engineer who provided the initial feasibility study did a post-Helene site visit, as did a trails specialist contractor. Both professionals agree with our assessment that the greenway can proceed as planned with only a minor shift in the footbridge location and an increase in the footbridge's dimensions to accommodate bilateral creekbank erosion. The project will also need an increased amount of gravel in a few areas of the trail to ensure sustainability and ease of maintenance. These changes result in an increase in material and labor costs. These and other items are expected to face inflationary post-Helene added costs. These are reflected in the budget.

In terms of damage, the side of the creek where the path is planned did not experience the flooding seen on the other side of the creek. This is an excellent indicator of the new greenway's long-term sustainability. Overall, the site lost large trees during the storm which, at our request, have already been cleared by the City of Asheville. Ameliorating the aforementioned creekbank erosion can be handled as a separate project which does not impact the greenway project.

Post-Helene, it's even more important to provide this neighborhood connection. This easy-to-access, healthy outlet in nature will offer a way for people to repair their relationship with the creek. We remain eager to complete this project.

3. Updated funding request: Our original funding request was $102,182. Our updated request is $127,784.

4. Updated project budget: See attached, including detail from South Core Environmental

5. Updated project schedule: See attached

2025 Update: Haw Creek Park Greenway (HCPG)

Projected Project Timeline (big picture)

If bond funds awarded in December 2025:

January 2026
Present draft MOU to City of Asheville regarding maintenance responsibilities, in accordance with earlier discussions. Iterate as needed.
Engage with attorney (already identified) to draft permanent easement documents and temporary construction easement
Short list of contractors and their proposals circulated among HCCA Board members
HCCA's Clean & Green Committee begins to fine-tune planting plans

February/March 2026
HCCA board formally reviews contractor finalists and selects. Contracts signed.
HCCA board approves MOU with City of Asheville
Contractor timelines finalized. Schedule work
Construction contractor begins permitting process under HCCA management
Easement finalized

April/May/June 2026
(Timing contingent on contractor schedules and assumes easement is finalized)
Construction of footbridge
Construction of trail, installation of signage and fencing, removal of invasives
Develop 1.0 explanatory page for HCCA website

July/August 2026
Plant native plants, as seasonally appropriate
Installation of trailhead signs, including QR codes to explanatory page on HCCA website
Send out soft opening notice via newsletter and extensive HCCA email list
Soft Opening (dependent on contractor schedule)

August/September 2026
Continued replanting of native plants, as seasonally appropriate. Continue to develop HCPG page on HCCA website. Send out grand opening notices via HCCA mailing list.

September/October 2026
Grand Opening, ideally near the two-year Helene anniversary

2025 update HCPG Overall Budget

Budget			
Haw Creek Park Greenway			
September 2025			
Haw Creek Community Association			
Item	2025 Update	2024 Original Cost	2025 notes
Trail Construction & materials	$48,368		South Core Environmental 2025 quote based on engineer designs, see attached. Includes inflation, extra gravel materials & labor
Other construction and construction related costs (bridge, engineering, etc; see attached)	$53,623		Estimate for same items in original budget plus $2k for extra materials for longer bridge
Total Construction and associated	$101,991	$78,377	This is an apples-to-apples comparison
Trail signs on Arco Rd & Beverly Rd	$2,000	$2,000	
Soil amendment	$500	$500	
Tree trim/dead tree removal/large Tree of Heaven removal	$2,500	$2,500	
Invasive Removal/debris removal + supply seeds for trailedge	$23,750	$23,750	
Native Plants, supplies	$5,000	$5,000	
Easement Acquisition excl survey (survey budget incl in construction budget)	$6,000	$6,000	
Inflation @ 5% on all except construction because estimate is from 2025	$1,988		
Total Budget	$143,729	$118,127	
Less Funds raised already:			
Connect Buncombe mini-grant	$5,000	$5,000	Grant organization pledges to stand with us
Neighborhood fundraiser	$10,945	$10,945	All donors pledge to stand with us
Total Funds Raised	$15,945	$15,945	
Total bond funds requested (Total Budget less Funds Raised)	$127,784	$102,182	

Expenses in original budget		
Not included in 2025 South Core Environmental quote		
Private property signage	$400	
Planting allowance	$1,500	
Vegetation management	$800	
Bridge construction	$21,500	
Project planning & engineering	$17,200	
Contingency	$10,223	
Total not in Southcore quote	$51,623	

South Core Environmental Inc.

15 Holly Drive
Asheville, NC 28805

Estimate

Date	Estimate #
6/19/2025	404

Name / Address
Shelley McKechnie Haw Creek Connector

Project

Description	Qty	Rate	Total
Mobilization		5,000.00	5,000.00
Split rail fence, 2 ten foot gates, 1 six foot gate		17,500.00	17,500.00
Erosion Control		3,300.00	3,300.00
Fill Import CY. includes compaction and trail installation.	80	78.00	6,240.00
Trail Grading CY includes grading,shoulder work, trail compaction.	50	62.00	3,100.00
Filter Fabric installation SY	234	7.00	1,638.00
Trail Surfacing ABC gravel Tons	88	90.00	7,920.00
Fine Grading CY	35	42.00	1,470.00
Construction layout		2,200.00	2,200.00

This estimate good for 60 days from date above.

Total $48,368.00

Friends of Hominy Creek Greenway (fiscal agent: Asheville Greenworks
Request for funding/Buncombe County Passive Recreation Bond Fund
September 28, 2025
Project: Hominy Creek Greenway Trail Improvement and Ecological Restoration

1. The Friends of Hominy Creek Greenway respectfully request that our project be considered for funding through Buncombe County's Passive Recreation Lands program. We believe this support will help protect and enhance the greenway as a vital space for public recreation and community well-being.
2. The project has not changed substantially since its original proposal, but it has become increasingly urgent as we work to build a more resilient trail and parkland capable of withstanding future storms. This investment is essential to ensure long-term access, safety, and community benefit. We have made minor changes to the budget and timeline to accommodate the funding delays due to the storm.
3. We are requesting **$326,174.07**
    a. $221,389.07 (trail restoration budget)
    b. $104,785.00 (ecological restoration)
    c. The trail restoration project was increased by 4.2% adjusted for changes in labor and material costs.
4. The project budgets are listed below and separated by trail restoration (a) and ecological restoration (b)

Trail restoration budget

Trail Restoration Budget - Revision 1, September 28, 2025

Item	Qty	Unit	Subtotal	Subtotal
Mobilization	1	LS	$ 18,500.00	$ 18,500.00
Clearing & Grubbing	1	LS	$ 2,550.00	$ 2,550.00
Survey	1	LS	$ 4,200.00	$ 4,200.00
Crusher fines trail	1700	LF	$ 32.50	$ 55,250.00
Modified Coarse Fines trail	300	LF	$ 47.50	$ 14,250.00
Cross drains	5	EA	$ 1,250.00	$ 6,250.00
Rain gardens	2	EA	$ 1,500.00	$ 3,000.00
Trail grading	1222	CY	$ 19.00	$ 23,222.22
Retaining wall	600	SQ FT FACE	$ 47.50	$ 28,500.00
Revegetation	1.1	AC	$ 2,600.00	$ 2,865.01
ESC/Seeding	1	LS	$ 7,250.00	$ 7,250.00
Split Rail Fencing	450	LF	$ 25.00	$ 11,250.00
Safety Fence	300	LF	$ 2.75	$ 825.00
Trail Closure Signage	1	LS	$ 1,500.00	$ 1,500.00
Construction Management	1	LS	$ 10,500.00	$ 10,500.00
As-built	1	LS	$ 2,600.00	$ 2,600.00
Contingency			15%	$ 28,876.84
				$ 221,389.07

Ecological restoration budget

Estimated Project Cost Totals for 5 years of NNIS control and Revegetation Streambank Stabilization Planting

NNIS Control Costs Over 5 years	Cost For Sourcing 3550 Live Stakes	Cost For Sourcing Live Whips for Fascine Bundle Creation	Low End of Cost Range for Installation of Fascines on All Three Creeks	High End of Cost Range for Installation of Fascines on All Three Creeks				Total Project Cost on the Low End of the Range	Total Project Cost on the High End of the Range
$37,800	$2485	$18,020	$3480	$46,480				$61,785	$104,780

5. Project schedule (see chart below)
    a. Payment schedule
    b. Trail restoration:
        i. The FOHCG request $110,000 in January 2026 at the start of proposed construction and $111,000 at the completion of construction in March 2026
        ii. The FOHCG requests the $104,785 be divided into 5 distributions over a period of five years or until the passive recreation bonds must be distributed.

Proposed Trail Restoration Schedule (Updated September 2025)

Task	Milestone (Deliverable)	Start Date	End Date	2025				2026											
				9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
Design																			
	90% Design	8/1/2025	10/15/2025																
	Final Stakeholder Meeting	10/15/2025	10/15/2025																
	Final (100%) Design	10/15/2025	12/1/2025																
Permitting																			
	Permitting (ESC)	10/1/2025	11/1/2025																
	Permitting (Floodplain)	10/1/2025	11/1/2025																
	Permits Acquired (Anticipated)		12/31/2025																
Construction																			
	Bidding	12/1/2025	12/31/2025																
	Construction	2/1/2026	3/15/2026																
	Planting	3/15/2026	4/1/2026																
	Ecological Restoration Work	3/15/2026	12/31/2026																

Project Timeline

Ecological Restoration Schedule

2024
8 field days of restoration work including different treatment methods, addressing different species at different but optimal times of the year and therefore the treatment days will not always be consecutive.

2025
5 field days of restoration work including two days in June, that two days take place in August and that the fifth day take place in October.

2026
4 days of nonnative invasive species control at Hominy Creek Greenway during year 3; two of those days take place in June, that one day take place in mid to late August and that the fourth day take place in late September or early October.

2027
2 days of nonnative invasive species control at Hominy Creek Greenway including one of those days take place in June or July, and that the other treatment day takes place in September or early to mid-October. Treatment efforts during year 4 will again primarily be foliar spray efforts.

2028
2 days of nonnative invasive species control at Hominy Creek Greenway during year 5 one of those days take place in June or July, and that the other treatment day takes place in September or early to mid-October. Treatment efforts during year 5 will again primarily be foliar spray efforts.

Ridgecrest Connector – Updated Submission for Buncombe County's Passive Recreation Lands Program

1. Statement of Consideration

The Town of Black Mountain affirms that it would like the Ridgecrest Connector project to be considered for award from Buncombe County's Passive Recreation Lands funding program.

2. Explanation of Project Changes

Since the original application, the Ridgecrest Connector project has been impacted by two significant factors:

- Tropical Storm Helene: The storm created widespread damage and shifted municipal capacity, delaying project implementation timelines and increasing the urgency of resilient recreational infrastructure.
- One-Year Delay: The delay has increased projected construction costs due to inflation and market changes. Updated cost estimates have been provided through the feasibility study and opinion of probable construction cost.

3. Updated Funding Request

Based on the revised Opinion of Probable Construction Cost (Alternative 1), the updated funding request from the Passive Recreation Lands Bond program is:

***$1,180,938**

4. Updated Project Budget

Category	Amount ($)
Preliminary Engineering (Design, Permitting, Survey, SUE, Geotechnical Fees)	285,000
Construction (Contract Estimate)	546,938
Construction Engineering Inspection (20% of Construction)	109,000
Contingency (35%)	137,000
4% Escalation Factor	22,000
NCDOT Oversight (10%)	81,000
Total Project Estimate	1,180,938

5. Updated Project Schedule

Task	Start Date	End Date
Final Design & Engineering	January 15, 2026	September 30, 2026
Permitting & Approvals	February 1, 2026	October 31, 2026
Bidding & Contractor Selection	November 1, 2026	December 15, 2026
Construction Phase	January 15, 2027	October 31, 2027
Final Inspection & Closeout	November 1, 2027	December 31, 2027

Ideal Payment Schedule of Bond Funds (if awarded):

Phase	Requested Payment ($)
Design & Engineering (2026)	285,000
Construction – Initial Phase (2027)	500,000
Construction – Mid Phase (2027)	300,000
Final Construction & Closeout (2027)	95,938

Opinion of Probable Construction Cost
Alternative 1

PROJECT: Ridgecrest Trail Connector Feasibility Study
NUMBER: 016490001
EST. BY: John Moore
CHECK BY: Alex McIntyre **DATE:** 5/10/2024

Item#	Section	Item Code	Item Description	Quantity	Unit	Unit Price	Amount
1	800	0000100000-N	Mobilization	1	LS	$81,000.00	$81,000.00
2	SP		Comprehensive Grading	1	LS	$61,000.00	$61,000.00
3	520	1121000000-E	Aggregate Base Course	1236	TON	$55.00	$67,956.23
4	610	1523000000-E	Asphalt Conc Surface Course, Type S9.5C	396	TON	$200.00	$79,170.00
5	610	1503000000-E	Asphalt Concrete Intermediate Course, Type I 19.0C	39	TON	$200.00	$7,770.00
6	620	1575000000-E	Asphalt Binder for Plant Mix	26	TON	$875.00	$22,413.83
7	848	2591000000-E	4" Concrete Multi-Use Path	791	SY	$60.00	$47,439.00
8	848	2605000000-N	Concrete Curb Ramps	15	EA	$4,000.00	$60,000.00
9	846	2535000000-E	6" X 12" Concrete Curb	21	LF	$40.00	$840.00
10	852	2657000000-E	6" Monolithic Concrete Median (Surface-Mounted)	385	SY	$140.00	$53,949.00
11	1515	5672000000-N	Relocate Existing Fire Hydrant	1	EA	$7,400.00	$7,400.00
12	310	0378000000-E	Storm Drainage	1	LS	$5,000.00	$5,000.00
13	SP		Traffic Control	1	LS	$53,000.00	$53,000.00

Construction Cost Subtotal	**$546,938.05**

Preliminary Engineering (PE) *(Design, Permitting, Survey, SUE, Geotechnical Fees)*	$137,000
Construction (CON)	$677,938
Construction Contract Estimate/Let Cost *(See above for breakdown)*	$546,938
Construction Engineering Inspection *(20% of Construction Estimate)*	$109,000
4% Escalation Factor	$22,000
SUBTOTAL	$814,938
Contingency (35%)	*$285,000*
10% NCDOT Oversight	*$81,000*
TOTAL PROJECT ESTIMATE	$1,180,938

Notes:
1. Unit costs used in this cost opinion are representative of typical market costs as best known to the Consultant as of the date of this estimate, and do not account for inflationary cost escalation.

2. Quantities used in this cost opinion are approximations based on the Conceptual Exhibit exhibit provided by Kimley-Horn dated 05-10-24 and are subject to revision prior to bid.

3. The Engineer has no control over the cost of labor, materials, or equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs, as provided here, are made on the basis of the Engineer's experience and qualifications and represent the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from opinions of probable cost prepared for the Owner.

4. Preliminary Engineering (PE) estimate based on 25% of construction costs.

5. Real estate costs are not included.

Opinion of Probable Construction Cost
Alternative 2

PROJECT: Ridgecrest Trail Connector Feasibility Study
NUMBER: 016490001
EST. BY: John Moore
CHECK BY: Alex McIntyre **DATE:** 5/10/2024

Item#	Section	Item Code	Item Description	Quantity	Unit	Unit Price	Amount
1	800	0000100000-N	Mobilization	1	LS	$87,000.00	$87,000.00
2	SP		Comprehensive Grading	1	LS	$65,000.00	$65,000.00
3	250	0156000000-E	Removal of Existing Asphalt Pavement	234	SY	$80.00	$18,702.22
4	520	1121000000-E	Aggregate Base Course	1236	TON	$55.00	$67,956.23
5	610	1519000000-E	Asphalt Conc Surface Course, Type S9.5C	398	TON	$200.00	$79,590.00
6	610	1503000000-E	Asphalt Concrete Intermediate Course, Type I 19.0C	43	TON	$200.00	$8,610.00
7	620	1575000000-E	Asphalt Binder for Plant Mix	26	TON	$875.00	$22,700.48
8	848	2591000000-E	4" Concrete Multi-Use Path	791	SY	$60.00	$47,439.00
9	848	2605000000-N	Concrete Curb Ramps	17	EA	$4,000.00	$68,000.00
10	846	2535000000-E	6" X 12" Concrete Curb	21	LF	$40.00	$840.00
11	852	2657000000-E	6" Monolithic Concrete Median (Surface-Mounted)	385	SY	$140.00	$53,949.00
12	862	3030000000-E	Steel Beam Guardrail	30	LF	$30.00	$900.00
13	862	3287000000-N	Guardrail End Units, Type TL-2	2	EA	$2,000.00	$4,000.00
14	SP		Signage	1	LS	$3,000.00	$3,000.00
15	SP		Traffic Control	1	LS	$57,000.00	$57,000.00

Construction Cost Subtotal	**$584,686.93**

Preliminary Engineering (PE) *(Design, Permitting, Survey, SUE, Geotechnical Fees)*	$146,000
Construction (CON)	$724,687
Construction Contract Estimate/Let Cost *(See above for breakdown)*	$584,687
Construction Engineering Inspection *(20% of Construction Estimate)*	$117,000
4% Escalation Factor	$23,000
SUBTOTAL	$870,687
Contingency (35%)	*$305,000*
10% NCDOT Oversight	*$87,000*
TOTAL PROJECT ESTIMATE	$1,262,687

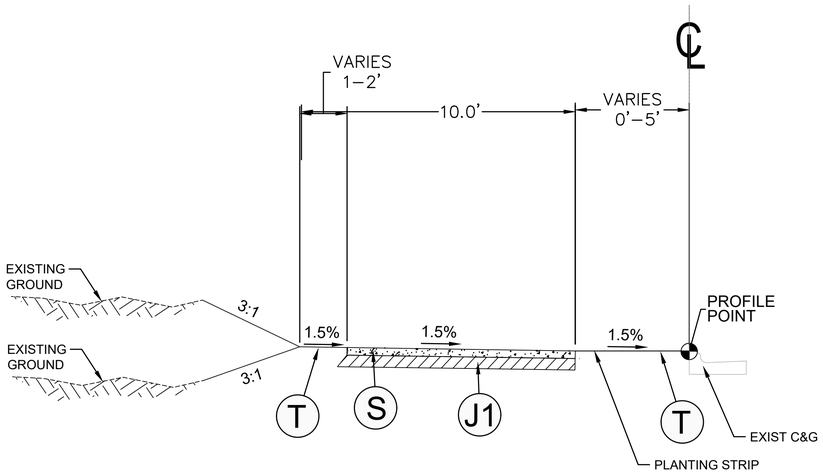
Notes:
1. Unit costs used in this cost opinion are representative of typical market costs as best known to the Consultant as of the date of this estimate, and do not account for inflationary cost escalation.

2. Quantities used in this cost opinion are approximations based on the Conceptual Exhibit exhibit provided by Kimley-Horn dated 05-10-24 and are subject to revision prior to bid.

3. The Engineer has no control over the cost of labor, materials, or equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs, as provided here, are made on the basis of the Engineer's experience and qualifications and represent the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from opinions of probable cost prepared for the Owner.

4. Preliminary Engineering (PE) estimate based on 25% of construction costs.

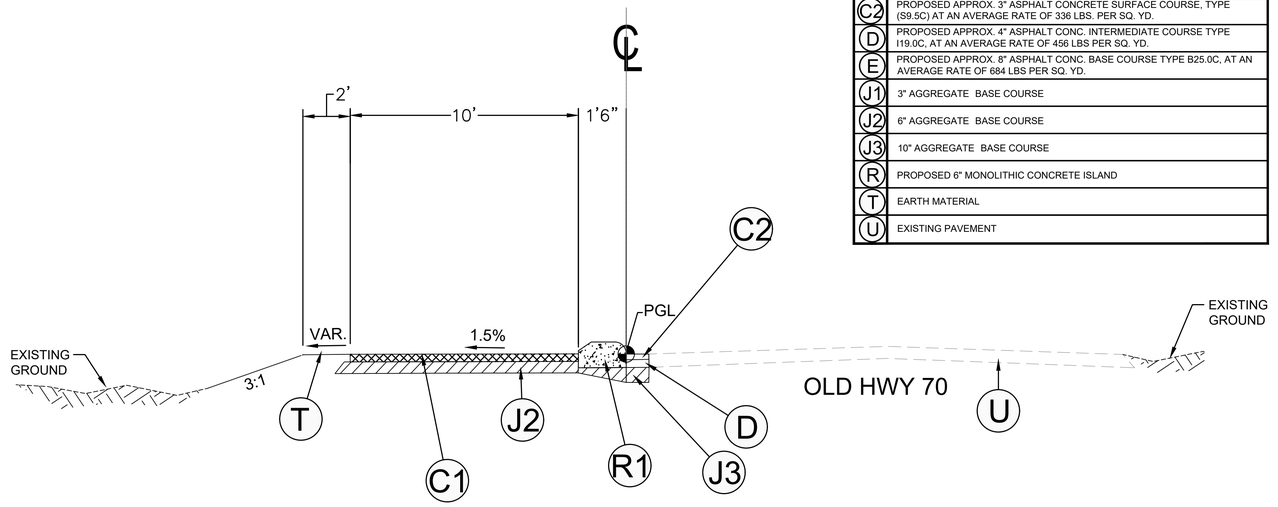
5. Real estate costs are not included.



TYPICAL SECTION NO. 1
CONCRETE MULTI-USE PATH

NOT TO SCALE

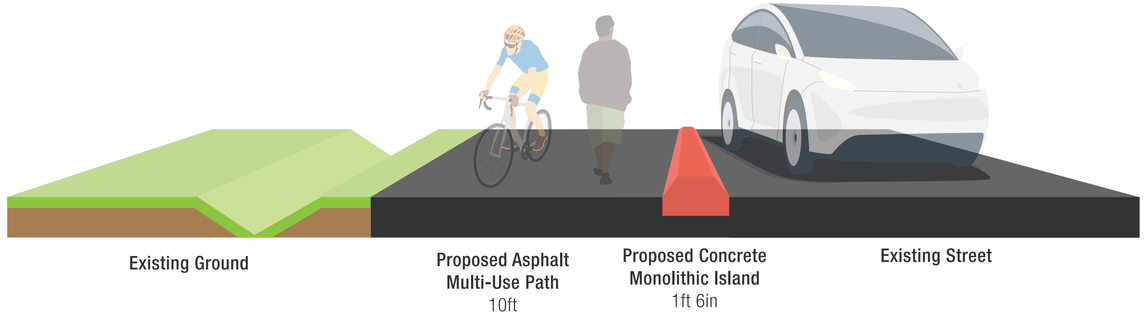
STA 12+00 TO STA 15+20
STA 15+20 TO STA 19+10



TYPICAL SECTION NO. 2
ASPHALT MULTI-USE PATH

NOT TO SCALE

STA 20+00 TO STA 24+30
STA 25+10 TO STA 27+50
STA 28+00 TO STA 37+50
STA 38+50 TO STA 44+50
STA 45+40 TO STA 49+60
STA 50+20 TO STA 52+80



PAVEMENT SCHEDULE

S	4" CONCRETE MUP
C1	PROPOSED APPROX. 2" ASPHALT CONCRETE SURFACE COURSE, TYPE (S9.5B) AT AN AVERAGE RATE OF 224 LBS. PER SQ. YD.
C2	PROPOSED APPROX. 3" ASPHALT CONCRETE SURFACE COURSE, TYPE (S9.5C) AT AN AVERAGE RATE OF 336 LBS. PER SQ. YD.
D	PROPOSED APPROX. 4" ASPHALT CONC. INTERMEDIATE COURSE TYPE I19.0C, AT AN AVERAGE RATE OF 456 LBS PER SQ. YD.
E	PROPOSED APPROX. 8" ASPHALT CONC. BASE COURSE TYPE B25.0C, AT AN AVERAGE RATE OF 684 LBS PER SQ. YD.
J1	3" AGGREGATE BASE COURSE
J2	6" AGGREGATE BASE COURSE
J3	10" AGGREGATE BASE COURSE
R	PROPOSED 6" MONOLITHIC CONCRETE ISLAND
T	EARTH MATERIAL
U	EXISTING PAVEMENT

Ridgecrest Trail Connector Concept Plan - Typical Sections

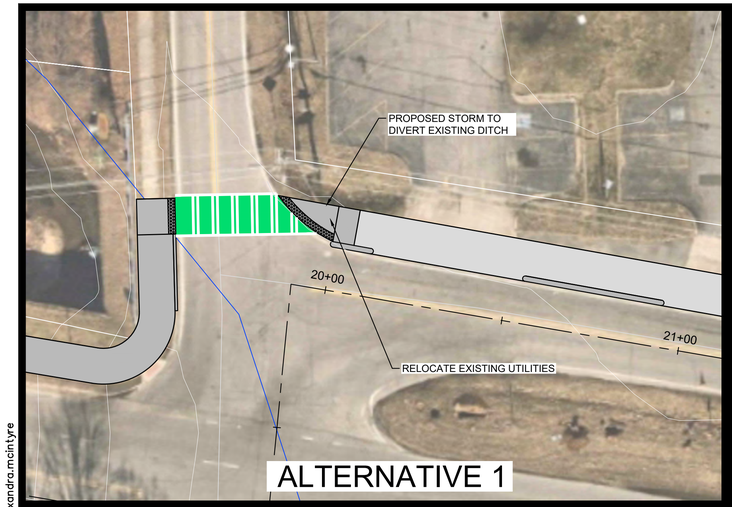
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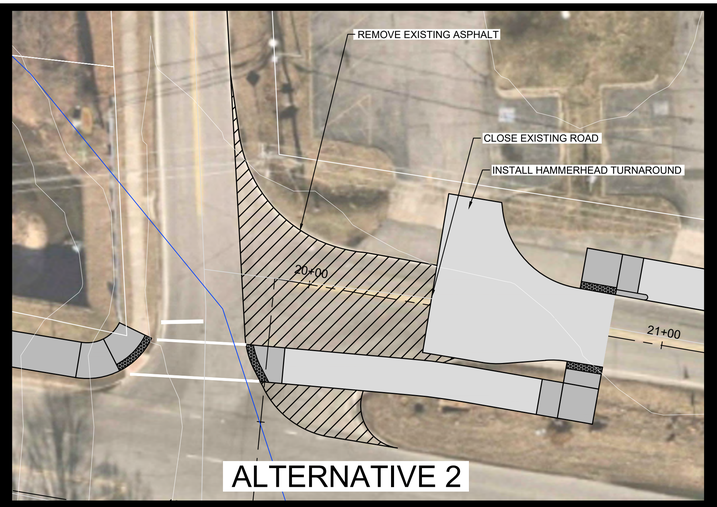
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CHARLOTTE, NORTH CAROLINA 28202
PHONE 704-333-5131

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Drawing name: C:\Users\ALEXAN~1.MCI\AppData\Local\Temp\AcPublish_20160\Ridgecrest Trail Connector Concept Plans.dwg Layout 1 (2) May 10, 2024 3:34pm by: alexandra.mcintyre









Ridgecrest Trail Connector Concept Plan

DATE: 03-08-2024

SHEET 1 OF 2

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Drawing name: C:\Users\JOHN~1.MOO\AppData\Local\Temp\AcPublish_30540\Ridgecrest Trail Connector Concept Plans.dwg Layout: Layout 2 Feb 29, 2024 5:49pm by: john.moore

Ridgecrest Trail Connector Concept Plan

DATE: 03-08-2024

SHEET 2 OF 2

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Gateway Park :: Resurrecting a Historic Park on Riverside Drive

Thank you for the ongoing opportunity and consideration of funding. Below please find the responses to your questions. Please let us know if you would like any additional information.

Affirmation Statement September 29, 2025:

RiverLink is delighted to still be in consideration for an award from Buncombe County's Passive Recreation Lands funding program for our Gateway Park project.

Explanation of how the project has changed:

In terms of Helene, the proposed Gateway parcel was incredibly fortunate to have experienced minimal impact. As an undeveloped property, with a reasonably healthy riparian zone, the damage to the site was minimal and restoration consisted mostly of removing litter and debris that landed on our property. Through volunteerism and one of our contractors, we were able to quickly clear and clean the site and get it ready for construction.

In addition, prior to the storm, we had initiated invasive species management and dead tree removal. This undertaking was to better prep the site for its future construction. During this process, our contractor discovered remnant concrete, tires and other materials from the site's former life. Through this process, we were able to remove all these materials and further prep the site for its future as a park – so it is actually in better condition than when we first approached you for funding. Please note, we have also completed a Phase One Environmental Assessment on the site, and there was no evidence to suggest any environmental concerns.

RiverLink public spaces are committed to modeling resilience and conservation and Karen Cragnolin Park performed brilliantly during Helene. We are bringing that same

approach to future Gateway Park and the landscape will be designed to be highly compatible with the river and to be part of the routine stormwater/flooding solution. In addition, post-Helene we are bringing a very critical eye to infrastructure in the river corridor to ensure it does not become part of the problem in a major event.

That said, we are honored and delighted to have been recently chosen by Engineers Without Borders USA to partner on Gateway's pavilion, arches, and signage to ensure they are all structurally designed and reinforced to withstand whatever may come their way. Our goal is to provide a regional role model for minimizing river corridor recreation infrastructure and ensuring any structure we do place has intention and resilience factored into its design and construction. They proudly announced our new partnership at Pratt + Whitney's 100 year celebration as they are one of the EWB partners.

Updated funding request amount:

Our funding request remains the same as in the original proposal. The only updates include confirmation and receipt of additional funding from "pending" to "confirmed."

> Bond Funding Request*
> Please provide the total amount of Open Space Bond funding the project is requesting :: $200,000.00
>
> Total Project Cost*
> Please provide the total cost of the project, including all funding sources :: $615,037.00
>
> Non-Bond Funding
> Please provide the total amount of funding secured or anticipated from non-Bond sources. Non-Bond funds are not required, but are encouraged :: $587,305.00
>
> Please list all non-Bond funding for the project. For each non-Bond funding source, please include the following:
>
> 1) Funding Source : Private Donor
> 2) Funding Amount: $300,000
> 3) Funding Status: Secured
>
> 1) Funding Source: TDA/LIFT Grant
> 2) Funding Amount: $270,018
> 3) Funding Status: Confirmed/reimbursable

1) Funding Source: Buncombe County Strategic Partnerships Grant
2) Funding Amount $12,287
3) Funding Status: Secured

1) Funding Source: Connect Buncombe
2) Funding Amount $5,000
3) Funding Status: Confirmed/receipt upon breaking ground

Please recall: This project could still be carried out as currently budgeted with a minimum award of $27,732 from the BC Passive Rec fund. However, as previously outlined, we respectfully ask you to consider the full request amount of $200,000 as it will enable RiverLink to move forward with Gateway and we will achieve the goal of balancing the investments of our three major stakeholders into equal portions (i.e. the private donor, TDA and BC Passive Rec). Please also remember that given the sequence of funding opportunities and deadlines, which included the TDA/LIFT grant being first, in order to be competitive for that grant RiverLink needed to secure at least 50% of the project cost. At our request the private donor increased their contribution to cover that additional funding; however, RiverLink and the donor have always envisioned this funding to be balanced amongst our three stakeholders. We believe this is highly appropriate and inspiring for this project where a nonprofit is developing and managing a new public space for locals and visitors and leading with conservation and passive recreation values and will still include a significant private donor investment.

Updated project budget form: Our project budget remains the same as the original submission and is attached.

Updated project schedule, including the ideal payment schedule of bond funds if awarded:

Below please find the original project schedule with timing updates highlighted.

Project Schedule :: Gateway Park

RiverLink is donated the property: **2011**

Selection of Landscape Design Firm: **2019, Equinox Environmental**

Updated design + rendering + draft budget: **Fall 2023**

Environmental assessment: **completed August 2024**

Secure 100% funding: **August 2024 (now November 2025 pending BC Passive Rec)**

Finalize design documents: **October 2024 (now December 2025)**

Initiate construction: **December 2024 (now Spring 2026)**

Project completion: **Summer 2025 (now Summer 2026)**

In terms of ideal payment schedule, we would be grateful if the BC Passive Rec funds could be received upon park completion; hence we would be requesting them at that time (currently projected for summer 2026).

Thank you again for the opportunity.

Onward with gratitude,

Lisa Raleigh + Hannah Coats

Gateway/Pearson Bridge Park

Cost estimates are preliminary and subject to change and based of a conceptual design

	Costs
Mobilization	
Mobilization (includes mobilization for all work)	$20,000
	$20,000
Site Preparation	
Environmental Site Assessment	$2,500
Clearing and grubbing	$18,000
Rough and Fine grading	$58,500
Invasive removal	$24,287
Storm drainage/SCMs	$25,000
Erosion control	$15,000
	$143,287
Hard Surface and Trails	
Natural surface trail	$7,200
Crushed granite path	$18,048
	$25,248
Structures	
Carousel-style Pavilion	$110,000
	$110,000
Planting	
Trees	$2,400
Shrubs	$3,600
Plugs	$12,000
Seed	$500
	$18,500
General Site Amenities	
Wayfinding signage (on site, off site not included)	$7,000
Interpretive signage	$10,000
Gateway arches	$14,000
OM sign	$10,000
Benches	$9,600
	$50,600

Units:	**Sub-Total Cost**	**$367,635**
EA= each	20% Project Contingency	$73,527
LS= lump sum	Brownfield Related Mitigation	$10,000
LF= linear foot	Design	$73,875
TN= ton	Permitting	$15,000
SY= square yard	RiverLink Project Management, Oversight & Admin.	$25,000
MI= Mile	Public Park Stewardship, Management, & Maintenance	$50,000
	Total Projected Cost	**$615,037**

September 28, 2025

Dear Passive Recreation Lands Subcommittee,

We were so grateful that our application for Open Space Bond: Passive Recreation Lands was selected for funding in September 2024. We completely understand the reasoning for pulling back those funds in the wake of Helene and are excited that the funds have been reallocated for the original intent. Thank you. With this letter I want to state that Warren Wilson College would like to have our application reconsidered for funding with the following revisions.

Project Update

The original project scope covered upgrades and repairs to our 17 miles of forest and farm roads and trails, all of which are used extensively by Buncombe County residents for passive recreation activities. We are revising the application to focus exclusively on the River Trail and its associated infrastructure. Not only is the River Trail the most used and most iconic trail in our system, Helene completely destroyed ~90% of its 2.5 mile length. While there was damage to our floodplain farm roads and upland forest roads, we are able to pull them out of the original request as insurance claims will cover the repairs – and those roads will remain open to the public. Our upland forest trails have been for the most part cleared and in the process of being restored by our Forestry Crew and local volunteers – and again will remain open to the public. While the original request was for road and trail repairs and upgrades for our entire system, the River Trail needs a complete redesign and reconstruction. The Trail is currently non-existent between Warren Wilson Road and its east terminus proximate to Owen Park. The west section between Warren Wilson Road and Old Farm School Road is highly compromised throughout and also non-existent for lengthy sections.

We are requesting a slight increase to $150,000 for the reconstruction of the entire River Trail so it can be re-opened and continue to serve the passive recreation needs of Buncombe County residents. Reconstruction of the trail system will require contracting a trail engineer to map out the new route given the changed hydrology and topography, materials for boardwalks and bridges, educational infrastructure, tools and equipment to install and maintain the new trail. That equipment and tools can also be used to maintain other farm/forest road and trail infrastructure that is not part this request but are used by Buncombe County residents. The trail will be located and designed with resiliency in mind, with educational infrastructure that will engage users on appropriate trail design and use along riparian ecosystems. Warren Wilson College students will have the opportunity to learn resilient trail design through the design process and will perform the reconstruction work themselves under the guidance of the WWC Forest and Farm Managers. The rebuild work will also be opened to Buncombe County residents through volunteer days, further engaging the public with awareness around the need for resiliency thinking in our recreational activities and infrastructure.

We believe that this revision retains the project's focus on the eight scoring criteria outlined in the original request for proposals. We anticipate increased recreational use of the River Trail with the recently established Bull Creek Preserve at Warren Wilson College as the preserve's trail system directly connects to the River Trail at Old Farm School Road. Looking ahead the College would like to work with Buncombe

County to officially connect the River Trail to any new trails designed for Owen Park, expanding the recreational value of both systems. Warren Wilson College has every intention of continuing to serve the passive recreation needs of Buncombe County residents by keeping our land and trails open to the public. We hope that the subcommittee will agree that funding the design, reconstruction and reopening of the River Trail meets the original intention of the grant and supports the College as a passive recreation resource for county residents.

Budget Update

Item	**Cost**	**Purpose**
Educational Infrastructure	$27,000.00	Concentrated along River Trail
Materials	$80,000.00	Stone, bridge timbers/footers, boardwalk timbers/footers, tools
Track Hoe/Equipment and Tools	$43,000.00	Construction/maintenance - multifunctional for other trail maintenance
Total Request	**$150,000.00**	
Item	**Cost**	**Purpose**
In Kind Funding		Student labor covered by college and federal funds
	$27,150.00	20 students x $9.05/hr x 150 hours each*
		Forest Manager supervision*
	$30,000.00	1/2 time for duration of project
		Farm Manager supervision*
	$15,000.00	1/4 time for duration of project
Total In Kind	**$72,150.00**	
Item	**Cost**	
WWC Covered Costs	**$30,000.00**	Trail Design Services

*Differs from original in kind as revised project will be sole focus of work whereas original project would have been dispersed amongst other duties.

Project and Ideal Funding Schedule

- Winter 2025/2026: Student Crews remove remainder of trash/debris along riparian corridor. We did not have Army Corp contractors remove all the smaller litter as their method was detrimental to the ecosystem. We will hand remove during winter vegetation dieback.
- Spring 2026: Contract trail engineer and complete design work.
- Summer 2026: Preliminary work begins with smaller summer farm and forest crews. 50% of funds released May 2026 to cover material and equipment/tool costs.
- Fall/Winter/Spring 2026/2027: Rebuild in earnest with full semester farm and forest student crews and volunteer days. 50% of funds released September 2026 to cover remaining materials costs and educational infrastructure.
- Summer 2027: River Trail reopens with community event and dedication.

Thank you and please let me know if you need more information.

Dave Ellum, PhD
Dean, Director of The Center for Working Lands
Warren Wilson College
(828) 989-8028
dellum@warren-wilson.edu

Town of Woodfin ◊ 90 Elk Mountain Rd., Woodfin, NC 28804 ◊ 828-253-4887

September 30, 2025

Rachel Sawyer
Buncombe County Recovery Lead & Strategic Partnerships Director
Via email: Rachael.Sawyer@Buncombenc.gov

Re: Passive Recreation Lands Grant Amended Grant Request – Riverside Park Improvement

Dear Ms. Sawyer and Buncombe County's Passive Recreation Lands Subcommittee Members -

The Town of Woodfin would like to renew our request for Passive Recreation Lands grant funding and is providing important updates to our prior request.

Affirmation of Award Request

The Town of Woodfin remains committed to completing the planned improvements to the Riverside Park Improvement area. As was the case at the time of our original application in 2024, the masterplan for Riverside Park included two phases – Riverside Park Expansion (Phase I) and Riverside Park Improvement (Phase II). The Expansion project, which included Taylor's Wave, was under contract with construction underway when Tropical Storm Helene brought widespread flooding and devastation to WNC. After suspending work for approximately seven months, the Expansion project resumed and now has an estimated completion date of late spring 2026 for the Wave, and the end of 2026 for the rest of the Expansion area.

Estimated Cost Increases

Costs/Savings Resulting from Tropical Storm Helene: Tropical Storm Helene caused significant damage to the Riverside Park Improvement area, with estimated repair costs totaling approximately $734,000. Most of these repairs are being covered through FEMA's Public Assistance program including a 50-foot boulder wall originally included in the original application costs that was constructed as part of an emergency bank stabilization effort. The associated cost of $193,550 is no longer part of the planned improvement work and has been removed from the town's request.

In addition, FEMA has approved the Town to apply a portion of the repair funds toward future enhanced amenities—such as picnic tables and pavilion repairs—as part of an "alternative" project. However, the funding amount ($62,039) is based on the value of the original, lower-quality amenities and therefore does little to offset the cost of the higher-quality improvements planned in the renovation. Nevertheless, this amount has been factored into the updated funding request.

Cost Increases Due to Project Delay: The Riverside Park Improvement project is heavily reliant on materials, with original cost estimates based on 2024 pricing. Because material purchases are now anticipated in 2026, cost increases are expected across most categories, ranging from 5% to 20%, depending on the item. Attempts to obtain updated quotes from vendors were unsuccessful in time for this submittal.

Drawing from post-Helene experience with similar cost increases, a 12% overall increase has been recommended to account for anticipated inflation. This adjustment is reflected in the Updated Funding Request Details attached.

Updated Funding Request

The Town's updated funding request is: **$2,134,804**

This total represents a **reduction** of $26,860 from the 2024 recommended award. There are a few factors that affect this amount.

For context, the Riverside Park Improvement project is a renovation of the existing Riverside Park - a passive recreation area featuring shaded walking trails, restrooms, river access, a community pavilion, parking, and picnic areas. To ensure a smooth transition from Phase I (RSP Expansion) to Phase II (Riverside Park Improvement), the Phase II scope was divided into **four "Options."** These Options were planned to be added to the construction contract as funding was secured.

The Town of Woodfin previously reduced its original funding request from $3,368,660 to $3,012,424 by removing **Option 4**, which was determined to be non-essential. Option 4 remains excluded from the current request.

Additionally, funding for the Wave's aquatic life and boater **bypass** was not supported by Buncombe County under Passive Recreation funding guidelines. As a result, the Passive Recreation Subcommittee's recommended award was reduced to $2,161,664, and these components continue to be excluded from the updated request.

Finally, **the cost savings** and **cost increases** because of Tropical Storm Helene and the related delays are applied to the estimated project subtotals.

It should also be noted that since the original application was submitted, the Town of Woodfin was awarded a $500,000 **Great Trails Grant**, which will be used to support walking paths and other park features within the Riverside Park Improvement area. However, because this grant is allocated to project elements not fully funded in the Passive Recreation request, it does not offset or reduce the updated funding request but does help to close the funding gap further, ensuring the overall project's completion.

Updated Project Budget Form

For a summary of total project costs, anticipated savings and costs related to Helene, and other budget considerations, please see the attached Updated Funding Request Details.

For more details on the individual line items, please see the original 2024 Complete Project Budget pulled from the bid tab of the current Riverside Park contract.

Work continues to identify specific updated costs that can be included in a future contract amendment; however, these detailed costs could not be obtained in time to be included in this request and is instead represented as a percentage (12%) of the project costs subtotal.

Updated Project Schedule

An updated project schedule is attached and extends the completion of the overall project by approximately 16 months – representing adjustments based on construction progress to date, in addition to necessary delays from the storm.

Thank you for your consideration and continued support. Please don't hesitate to contact us if you have any questions or require further information.

Sincerely,

Shannon Tuch, Town Manager
Town of Woodfin

Attachments:

(1) Updated Funding Request Details
(2) Riverside Park + Taylor's Wave Complete Project Budget (2024)
(3) Updated Project Schedule

Passive Recreation Lands Grant Request **$2,134,804**
September 2025

Updated Funding Request Details

RIVERSIDE PARK IMPROVEMENTS	Total Cost Based on 2024 Bid	BC PRL Request
Site grading and preparation: Limbing existing vegetation, invasive removal, tree protection measures Earthwork (rough grading, excavation, stabilize subgrade, haul off, etc.) Fine grading Erosion control measures and riverbank stabilization	$2,336,438	$ 675,700
Paving and circulation: Existing park rebuild with traffic calming markers, wheel stops, and guardrails Pedestrian plaza at the expansion site Base concrete for vertical structures Natural surface trails	$1,782,519	$ 603,000
Site elements: Picnic and bistro tables (standard and ADA-compliant) Benches, swings, bike racks, trash/recycling containers, water fountain Seating walls at the expansion site, riverbank boulder toe wall, retaining walls Playground with slide, tightrope, and boulder scramble Entrance, accessibility, and traffic control signage Interpretive, educational, and historical signage	$1,082,960	$ 600,200
Structures: Exterior cladding and roofing rebuild on restrooms	$985,000	$ 75,000
Utilities, stormwater management and drainage: Water, sewer, and electrical services for entire park	$806,085	$ 481,000

Food truck connections near the pedestrian plaza		
Interior lighting for vertical structures		
Bioretention swales and constructed wetlands		
Park plantings including riverbank restoration:	$90,200	$ 83,000
Approximately 10,000 units of native, non-invasive plant material		
In-river work (Aquatic by-pass):	$850,760	
RSP Improvement Project Subtotal	$7,933,962	$ 2,517,900
Remove Option 4		- 356,236
"Alternative" FEMA Project Savings		- 62,039
50' Bank Stabilization - FEMA Em. Repair		- 193,550
Adjusted Project Subtotal		$ 1,906,075
12% Material Cost Increases		+ 228,729
TOTAL Request		**$2,134,804**

MARCH 2024 LOW BID	**Park**	**7,791,521**	
	Wave	**4,253,794**	
	Total	**12,045,315**	

	Item	Description	Total Cost	Open Space Bond Request
ITEM		**SITE GRADING & PREPARATION**		
1	PARK-1	MOBILIZATION	365,000	
2	PARK-2	CLEARING & GRUBBING (APPROX 5.4 AC)	100,000	
3	PARK-3	LIMBING VEGETATION UP AROUND PICNIC AREA, CLEARING EXCESS AND OVERGROWN AREAS	75,000	
4	PARK-4	REMOVAL/CRUSHING IN PLACE OF RIGID PAVEMENT	91,370	
5	PARK-5	DEMO AND HAUL OFF (STRUCTURES AND DEBRIS)	110,000	
6	PARK-6	EARTHWORK(ROUGH GRADING, EXCAVATION AND HAUL OFF) *100% CUT TAKEN OFF SITE	584,791	
		INSTALL AND OPERATE WATER CONTROL	170,000	
		TRANSPORT 36" DIAM. BOULDERS	14,400	
		FURNISH BOULDERS	14,400	
		INSTALL 36" DIAM. BOULDERS	21,600	
		FURNISH AND INSTALL 3500PSI FIBER-REINFORCED CONCRETE	33,000	
		FURNISH AND INSTALL 3"-4" COBBLE BEDDING MATERIAL	8,930	
		FURNISH AND INSTALL 18" D50 RIPRAP (BANK TOE PROTECTION)	11,050	
		FURNISH AND INSTALL MIRAFI 180n FILTER FABRIC	600	
7	PARK-7	IMPORT STRUCTURAL FILL FOR AREAS OF OVER EXCAVATION (SITE CONTAINS UNDOCUMENTED FILL; QUANTITY IS AN ESTIMATE OF ANTICIPATED IMPORTED FILL	21,560	
8	PARK-8	FINE GRADING	444,261	
9	PARK-9	DUKE LIGHT POLE REMOVED	9,000	
10	PARK-10	PAVEMENT SUBGRADE STABILIZATION (REFER TO GEOTECH REPORT)	95,250	
11	PARK-11	BUILDING SUBGRADE STABILIZATION (REFER TO GEOTECH REPORT)	35,000	
12	PARK-12	PIPE CULVERT STABILIZATION (REFER TO GEOTECH REPORT)	20,000	
13	PARK-13	OIL TANK REMOVAL	1,000	
14	PARK-14	TREE PROTECTION FENCE	1,909	
15	PARK-15	INVASIVE REMOVAL	15,800	
ITEM		**EROSION CONTROL**		
16	PARK-16	INLET PROTECTION	2,600	
17	PARK-17	OUTLET PROTECTION	2,000	
18	PARK-18	DITCH OUTLET PROTECTION	500	
19	PARK-19	CONSTRUCTION ENTRANCE (MUDMAT)	6,000	
20	PARK-20	PROTECTIVE MAT (OVER SEWER LINE)	8,000	
21	PARK-21	CONCRETE WASHOUT	900	
22	PARK-22	REINFORCED SILT FENCE	15,788	
23	PARK-23	EROSION CONTROL MATTING (100% BIODEGRADABLE, NORTH AMERICAN GREEN)	7,290	
24	PARK-24	ROCK CHECK DAMS	3,450	
25	PARK-25	SEDIMENT TRAPS (INCLUDES BAFFLES)	6,000	
26	PARK-26	TEMPORARY DIVERSION DITCH	1,890	
27	PARK-27	TEMPORARY SLOPE DRAIN PIPE	1,520	
28	PARK-28	TEMPORARY SEEDING (INCLUDES STRAW)	3,330	
29	PARK-29	ENHANCED RIVER ACCESS STABILIZATION (SILT CURTAIN)	25,000	
30	PARK-30	TEMPORARY STONE CHECK DAMS-STREAM CROSSING	750	
31	PARK-31	BYPASS PUMPS, PIPING,FILTER BAG, AND DISSIPATOR	7,500	
		Site Grading and Preparation Sub Total	**2,336,438**	**675,700**
ITEM		**PAVING & CIRCULATION**		
32	PARK-32	PEDESTRIAN ASPHALT SURFACE (INCLUDES 8" DEPTH CABC AND 2"ASPHALT)	49,674	
33	PARK-33	ASPHALT RE-SURFACE (INCLUDES MILLING AND 1.5"ASPHALT)	16,590	
34	PARK-34	VEHICULAR ASPHALT SURFACE (INCLUDES 8" DEPTH CABC AND 3" ASPHALT)	159,225	
35	PARK-35	VEHICULAR ASPHALT RE-SURFACE (INCLUDES POTENTIAL RE-USE OF EXISTING BASE AND 4" ASPHALT)	69,370	
36	PARK-36	CONCRETE CURB (6")	11,050	
37	PARK-37	CONCRETE CURB (4", MOUNTABLE)	8,600	
38	PARK-38	CONCRETE CURB (FLUSH)	56,610	
39	PARK-39	CONCRETE CURB + GUTTER	28,800	
40	PARK-40	GRAVEL VERGE	9,045	
41	PARK-41	PEDESTRIAN CONCRETE PAVING - FIBER REINFORCED, 6" THICKNESS, 2" CABC (INCLUDES STANDARD CONCRETE STAIR)	396,375	
42	PARK-42	CONCRETE PAVING/SLABS FOR STRUCTURES - REBAR REINFORCED, VAPOR BARRIER (New Park)	60,000	
		CONCRETE PAVING/SLABS FOR STRUCTURES - REBAR REINFORCED, VAPOR BARRIER	60,000	
43	PARK-43	DECOMPOSED GRANITE SURFACE (WITH STABILIZER)	3,060	
44	PARK-44	VEHICULAR CONCRETE PAVING - 8" THICKNESS, 8" CABC	273,500	
45	PARK-45	TIMBER STAIR	14,000	
46	PARK-46	TRAFFIC CALMING PAVEMENT MARKERS	960	
47	PARK-47	PRECAST CONCRETE WHEEL STOPS	7,725	
48	PARK-48	VEHICULAR GUARDRAIL	19,470	
49	PARK-49	GUARDRAIL	52,250	
50	PARK-50	SAFETY RAILING (Above Wetland) (Creek)	29,425	
51	PARK-51	STANDARD HAND RAILING	52,085	

52	PARK-52	GRAND STAIR CENTER RAIL	30,405	
53	PARK-53	GRAND STAIR EDGE RAIL	11,310	
54	PARK-54	DECORATIVE RAIL	31,150	
55	PARK-55	PAINTING & STRIPING (PARKING SPACES, ARROW STRIPING,CROSS WALKS, STOP BARS)	15,000	
56	PARK-56	GRASS PAVE (TRAILER PARKING)	24,506	
57	PARK-57	RECLAIMED CONCRETE PAVER	3,875	
58	PARK-58	COMPACTED GRAVEL PAVING	1,260	
59	PARK-59	STEPPING STONE WEIR (IN PARKING STORMWATER)	9,750	
60	PARK-60	BOULDER STEPPING STONES	1,500	
61	PARK-61	FLAGSTONE (INFILTRATION TRENCH EDGING)	24,964	
62	PARK-62	NATURAL SURFACE TRAIL	986	
63	PARK-63	GRAND STAIR CASE WITH INTEGRATED RAMP (INCLUDES CONCRETE AND BASE; LIGHTING AND RAILS ARE SEPARATE LINE ITEMS)	250,000	
		Paving and Circulation Sub Total	**1,782,519**	**603,000**
ITEM		**SITE ELEMENTS**		
		GENERAL AMENITIES		
64	PARK-64	PICNIC TABLES (STANDARD)	29,880	
65	PARK-65	PICNIC TABLES (ADA)	3,450	
66	PARK-66	BISTRO TABLES (ADA)	29,800	
67	PARK-67	CONCRETE BENCH	23,400	
68	PARK-68	WOOD BENCH	2,950	
69	PARK-69	BENCH SWING	26,000	
70	PARK-70	ENHANCED RIVER ACCESS & STABILIZATION (GENEST PRECAST BOAT RAMP)	70,000	
71	PARK-71	TRASH AND RECYCLING	11,900	
72	PARK-72	PET WASTE STATION	3,500	
73	PARK-73	GRILLS	5,850	
74	PARK-74	DRINKING FOUNTAIN	7,000	
75	PARK-75	BIKE RACK	8,750	
76	PARK-76	FOOTWASH	7,500	
77	PARK-77	BOLLARD (PLAZA)	9,800	
78	PARK-78	STEEL BOLLARD-EMBEDDED	8,250	
47	PARK-47	STEEL BOLLARD-SURFACE MOUNT REMOVABLE	2,250	
79	PARK-79	BOULDERS (TERRACE material at rate prenegotiated with Hedrick Quarry)	2,040	
80	PARK-80	BOULDERS (HARDSCAPE material at rate prenegotiated with Hedrick Quarry)	510	
81	PARK-81	BOULDERS (LANDSCAPE / CONCRETE CURB material at rate prenegotiated with Hedrick Quarry)	2,520	
		WALLS		
82	PARK-82	CONCRETE HEADWALL	19,250	
83	PARK-83	RIVER BANK BOULDER TOE (boulder material at rate prenegotiated with Hedrick Quarry)	76,500	
84	PARK-84	BOULDER WALL / HEADWALL (AVG WALL HEIGHT 2', MAX HEIGHT 4'; boulder material at rate prenegotiated with Hedrick Quarry)	109,060	
85	PARK-85	CONCRETE SEAT WALL	19,250	
86	PARK-86	CONCRETE RETAINING WALLS (AVG WALL HEIGHT 1.5', MAX HEIGHT 4')	133,000	
		PLAYGROUND		
87	PARK-87	CULVERT SLIDE	7,500	
88	PARK-88	TIGHTROPE	17,000	
89	PARK-89	ROCK SCRAMBLE (boulder material at rate prenegotiated with Hedrick Quarry)	14,625	
		TRAFFIC SIGNAGE (INSTALLED PER SPEC), INTERPRETATION & WAYFINDING		
90	PARK-90	ENTRANCE SIGN	18,000	
91	PARK-91	TRAFFIC CONTROL (TC- SIGNAGE AND RECREATION SIGN, PER POST)	3,000	
92	PARK-92	ACCESSABILITY SIGN (AC- SIGNAGE)	1,050	
93	PARK-93	FISH SCULPTURE	45,000	
94	PARK-94	INTERPERATIVE SIGN (INCLUDING INTERPRATIVE SIGN and HISTORIC PLAQUE)	28,500	
95	PARK-95	INTERPERATIVE SITE ELEMENTS (STAMPS & INTEGRAL COLOR IN CONCRETE - DOES NOT INCLUDE CONCRETE RETAINING WALL INTEGRAL COLOR)	44,625	
		ACCESSIBILITY ELEMENTS		
96	PARK-96	DETECTABLE WARNING PLATE (2' WIDTH)	1,250	
97	PARK-97	ACCESSIBLE RAMPS	5,000	
		GENERAL BOULDER COST		
98	PARK-98	BOULDER (Transport-haul & installed)	285,000	
		Site Elements Sub Total	**1,082,960**	**600,200**
ITEM		**STRUCTURES**		
99	PARK-99	PREFAB METAL OVERLOOK PAVILION	170,000	
100	PARK-100	PREFAB METAL NORTH PAVILION	65,000	
101	PARK-101	RESTROOM PRE-FABRICATED w/ FAMILY ROOMS & STORAGE	350,000	
102	PARK-102	PREFAB METAL CHANGING STRUCTURE	100,000	
103	PARK-103	CLADDING PREFAB RESTROOMS	90,000	
104	PARK-104	CLADDING AND ROOF REBUILD OF EXISTING RESTROOM	75,000	**75,000**
105	PARK-105	PEDESTRIAN FOOTBRIDGE STREAM CROSSING (BEDDING, CULVERT, CONCRETE HEADWALL AND	135,000	
		Structures Sub Total	**985,000**	
ITEM		**UTILITY SERVICES**		
106	PARK-106	WATER		
107	PARK-107	WATER METER PIPING/VAULT	15,000	
108	PARK-108	FREEZEPROOF YARD HYDRANTS	9,750	
109	PARK-109	1.25-1.75" PVC PIPE AND VALVES	91,800	
110	PARK-110	2" PVC WATERLINE	17,550	

111	PARK-111	6" PIPE ENCASEMENT (OPEN CUT)	9,750	
112	PARK-112	WET TAP CONNECTION	10,000	
113	PARK-113	6" BORING AND ENCASEMENT	16,500	
114	PARK-114	SEWER		
115	PARK-115	4" PVC	3,300	
116	PARK-116	6" PVC	12,000	
117	PARK-117	YARD PIPING CLEANOUTS	800	
118	PARK-118	YARD PIPING COUPLINGS	1,600	
119	PARK-119	4" FLOOR DRAIN WITH TRAP	2,000	
120	PARK-120	MANHOLE AND CONNECTION (NEW CONNECTION)	17,500	
121	PARK-121	MANHOLE ELEVATION ADJUSTMENT (EXISTING MANHOLE RIM ELEVATION LOWERED)	6,000	
122	PARK-122	BYPASS PUMPING	4,000	
123	PARK-123	PLUMBING (PREFAB RESTROOM, INCLUDING PIPE, BACKFLOW PREVENTER, FLOOR DRAINS, CLEANOUTS, VENTS, AND VALVES)	30,000	
124	PARK-124	ELECTRICAL		
125	PARK-125	125A FEEDER (TO RESTROOM)	19,800	
126	PARK-126	200A FEEDER (TO RESTROOM)	13,950	
127	PARK-127	NEW PRIMARY DUCT BANKS	24,000	
128	PARK-128	400A PANEL BOARD (Panel A)	19,000	
129	PARK-129	FOOD TRUCK CONNECTIONS	9,990	
130	PARK-130	PAVILION LIGHTING	82,500	
131	PARK-131	STAIR/RAMP LIGHTING	14,000	
132	PARK-132	BRANCH CIRCUIT WIRING	8,500	
133	PARK-133	UTILITY SITE WORK (INCLUDING MOBILIZATION, LABOR, OVERHEAD, PROFIT, & MISC. CONCRETE)	9,000	
		Utility Services Sub Total	**448,290**	**300,000**
ITEM		**PLANTING**		
134	PARK-134	SEED & LAWN (SEED MIXES)	12,285	
135	PARK-135	RIVERBANK RESTORATION (LIVE STAKES, NC MOUNTAINS RIPARIAN BUFFER MIX (ERNMX-304)	1,475	
136	PARK-136	PLUGS	12,188	
137	PARK-137	PINT	1,542	
138	PARK-138	QUART	9,051	
139	PARK-139	1 GAL.	11,711	
140	PARK-140	3 GAL.	5,150	
141	PARK-141	5 GAL.	6,165	
142	PARK-142	TREES	19,800	
143	PARK-143	MULCH (SHREDDED HARDWOOD)	10,833	
		Planting Sub Total	**90,200**	**83,000**
ITEM		**STORMWATER & DRAINAGE**		
144	PARK-144	4" PIPE, HDPE	4,940	
145	PARK-145	15" PIPE, HDPE	4,920	
146	PARK-146	18" PIPE, HDPE	21,400	
147	PARK-147	24" PIPE, HDPE	26,810	
148	PARK-148	CREEK BED IN HARDSCAPE (INFILTRATION TRENCH)		
149	PARK-149	INFILTRATION SYSTEM (EGRP BY PARJANA)	70,000	
150	PARK-150	INFILTRATION TRENCH FILL (WITH CLEAN #57 STONE, SAND, AND FILTER FABRIC)	21,600	
151	PARK-151	RIVER COBBLE WITH MORTAR AND SAND SETTING BEDS	8,000	
152	PARK-152	CONCRETE DROP INLET, INSTALLED	33,000	
153	PARK-153	CURB INLET, PRETREATMENT (PRETX)	3,800	
154	PARK-154	BIORETENTION/BIOSWALE	27,000	
155	PARK-155	UNDERDRAINS	38,100	
156	PARK-156	BOULDER CHECK DAM	10,725	
157	PARK-157	STORMWATER WETLAND (2560 SF)	45,000	
158	PARK-158	POCKET WETLANDS, INCLUDES SOIL MIX AND PREPARATION (3,565 SF)	35,000	
159	PARK-159	SEDIMENT TRAP WITH AREA DRAIN	7,500	
		Stormwater and Drainage Sub Total	**357,795**	**181,000**
ITEM		**Contingency**		
			708,320	
		TOTAL PARK Cost Estimate	**7,791,521**	
ITEM		**SITE SETUP**		
1	WAVE-1	INSTALL AND MAINTAIN BMPs	200,000	
2	WAVE-2	INSTALL RIVER SAFETY MEASURES AND SIGNAGE	50,000	
3	WAVE-3	INSTALL AND OPERATE WATER CONTROL	950,000	
4	WAVE-4	NORFOLK SOUTHERN RAILWAY PROTECTIVE SERVICES (FLAGGING)- anticipated for 6 weeks	90,000	
5	WAVE-5	CONSTRUCTION SURVEY AND STAKEOUT	30,000	
		Site Setup Sub Total	**1,320,000**	
ITEM		**IN-STREAM WORK AND BANK TERRACING**		
5	WAVE-5	TRANSPORT 36" DIAM. BOULDERS	223,290	
6	WAVE-6	FURNISH BOULDERS	223,290	
7	WAVE-7	INSTALL 36" DIAM. BOULDERS	334,935	

8	WAVE-8	FURNISH AND INSTALL 3500PSI FIBER-REINFORCED CONCRETE	543,000	
9	WAVE-9	FURNISH AND INSTALL REINFORCING STEEL	34,688	
10	WAVE-10	FURNISH AND INSTALL 3"-4" COBBLE BEDDING MATERIAL	123,335	
11	WAVE-11	FURNISH AND INSTALL 3"-4" COBBLE IN CONCRETE BETWEEN BOULDERS (BYPASS & WAVE	11,900	
12	WAVE-12	FURNISH AND INSTALL MIRAFI 180n FILTER FABRIC	9,303	
13	WAVE-13	FURNISH AND INSTALL 18" D50 RIPRAP (SCOUR POOLS, TRENCH BACKFILL, BANK TOE	112,700	
14	WAVE-14	EXCAVATION OF NATIVE BEDROCK TO DESIGN GRADE	168,000	
15	WAVE-15	EXCAVATION AND GRADING OF NATIVE MATERIALS	139,350	
16	WAVE-16	INSTALL EQUIPMENT ACCESS RAMPS AND ROADS	75,000	
17	WAVE-17	RECLAIM EQUIPMENT ACCESS RAMPS AND ROADS	75,000	
18	WAVE-18	UNCLASSIFIED HAUL OFF	97,545	
		In-stream Work and Bank Terracing Sub Total	**2,171,336**	**850,760**
ITEM		**DEMOLITION OF EXISTING RAILROAD PIERS**		
19	WAVE-19	INSTALL EQUIPMENT ACCESS RAMPS AND ROADS	150,000	
20	WAVE-20	RECLAIM EQUIPMENT ACCESS RAMPS AND ROADS	45,000	
21	WAVE-21	DEMO AND REMOVAL OF EXISTING RR BRIDGE PIER MATERIALS	90,000	
22	WAVE-22	EXCAVATION OF NATIVE BEDROCK TO DESIGN GRADE	90,750	
		Demolition Sub Total	**375,750**	
ITEM		**ALLOWANCES**		
23	WAVE-23	ADDITIONAL EXCAVATOR TIME AS DIRECTED BY ENGINEER		
24	WAVE-24	ADDITIONAL BEDROCK REMOVAL		
25	WAVE-25	ADDITIONAL 3' DIAMETER BOULDER FURNISH AND INSTALL		
26	WAVE-26	BURIED AND PLANTED RIPRAP BANK STABILIZATION BELOW BYPASS (IF NECESSARY)		
27	WAVE-27	ADDITIONAL WAVE TUNING CYCLE (OPEN WATER CONTROL, ALLOW ENGINEER TUNING, CLOSE WATER CONTROL)		
ITEM		**Contingency**		
			386,709	
		WAVE Cost Estimate	**4,253,794**	
		TOTAL PROJECT Cost Estimate	**12,045,315**	**3,368,660**

Passive Recreation Lands Grant Request
September 2025

Updated Project Schedule

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A general, projected schedule is as follows:

Construction Bid Opening	March 21, 2024
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Contract Signed / Sitework Begins	May 2024
Wave Construction Begins	June - Sept. 2024
Wave Construction Suspended (Helene)	Sept. 2024 - March 2025
Wave Construction Resumes	April 2025 - (on-going)
Construction Contract Amended – Phase II	Jan. 2026
Riverside Park Expansion – Phase I contract*	June 2026 – Dec. 2026
Riverside Park Improvement - Options 1 & 2	Jan. 2027 – June 2027
Riverside Park Improvement – Option 3	July 2027 – Sept. 2027

* Some limited onshore work in Riverside Park—specifically fill removal—was completed after Helene, before construction resumed in the river. Additional onshore work, such as boulder terracing to connect the first half of the Wave to the shore, will also be necessary. However, most of the onshore work is expected to take place after the Wave is completed, which is currently projected for June 2026.

Wave construction is planned to be flexible, with the primary in-river work scheduled during the low-water months (June - September). During high-water periods, construction may shift to focus on onshore activities.

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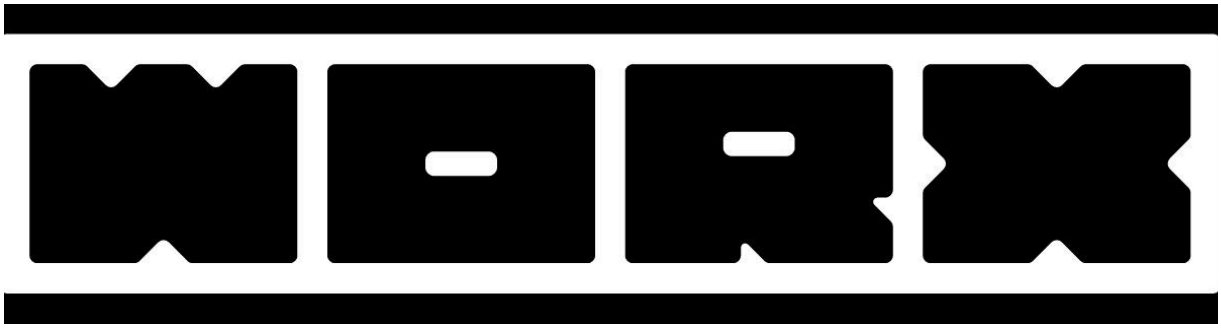
Post-Helene Project Update

Since Helene the Worx Project has continued to move forward with conservation efforts and property acquisition. Camp Grier operated its third summer day program with Asheville City and Buncombe County Schools on site serving 215 students.

The goals of the project remain unchanged. Our request to the Passive Recreation Lands Funding opportunity is now $687,500.00. This change reflects a diminished SOW as three miles of trails and Phase I parking have been completed or will be completed by the end of October. The change in requests also reflects increases in trail and parking construction costs in a post-Helene environment.

Conserving Carolina was able to close on the 220-acre Fairview Community Forest and build three miles of sustainable beginner friendly hike/bike trails on the property. Conserving Carolina is also working to complete Phase I of the Community Forest Parking Lot and Trailhead.

Conserving Carolina is currently working to finalize the closing on the 30 acre Worx Campus. An appraisal has been completed and a closing is expected by the end of 2025 where title will be transferred to Camp Grier.



Updated Scope of Work

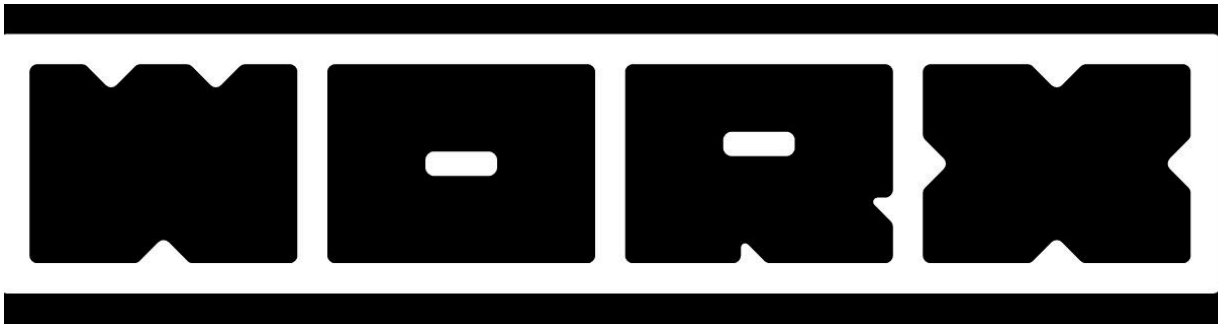
The Worx Project will add 8 miles of new hike and bike trails to a 220 acre parcel of property in the Fairview community of southern Buncombe County.

The project will consist of green and blue trials for beginner and intermediate hikers and mountain bikers. The system will also have one mile trail for adaptive athletes and adaptive mountain bikes.

The project partners, Camp Grier and Conserving Carolina, will close on the property in August of 2024 and trail construction can begin as soon as funds are awarded.

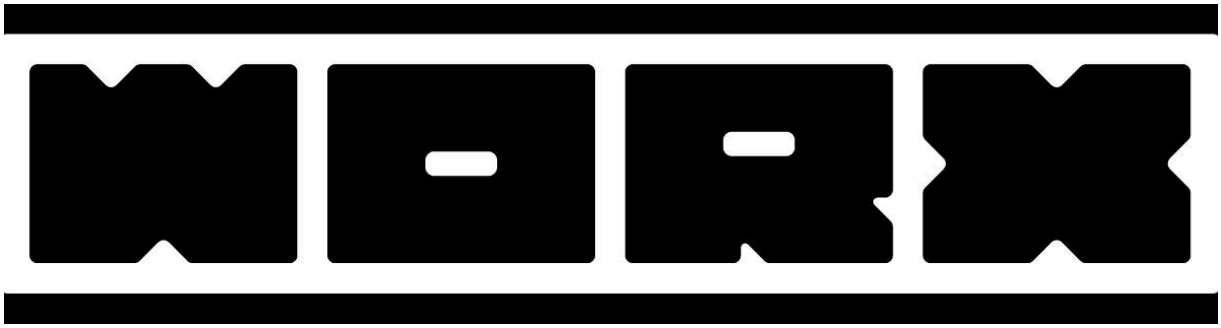
Trail contractors with a history of successfully building trails to these specifications will be considered for the project. Camp Grier's G5 Trail Collective program has worked with many of the trail builders in this region and will oversee trail construction on the Worx Community Forest.

In addition, improvements will be made to a one acre parking lot, trailhead kiosk, a waterless "SST" restroom, and trail signs will be installed.



Updated Project Budget

	Original Request		**Updated Request**	
Trail Construction	11 miles	$580,000.00	8 miles	$528,000.00
Signage		$9,000.00		$11,000.00
Parking Lot Construction		$25,000.00		$15,000.00
SST Bathrooms		$35,000.00		$45,000.00
Trail Counters		$24,000.00		$26,000.00
Permitting and Environmental Engineering		$15,000.00		$0.00
Project Management and Administration		$68,800.00		$62,500.00
		$688,000.00		$625,000.00
Total		$756,800.00		$687,500.00



Updated Project Schedule

- **Fall/Winter 2024**- Grant funds awarded
- **Winter 2025**- Bid documents are created and and RFP is released-
- **Spring 2025**- Contractor selection and Trail Construction begins
- **Spring 2026**-Parking Lot Expanded, Trail Kiosk are constructed, trail construction ends
- **Fall 2026**- Trails are opened to the community

Disbursement Schedule

- **Spring 2026-** Trail construction advance payment
- **Summer 2026**- Trail construction and parking lot advance payment
- **Fall 2026**- Final Trail and Parking advance and project close out