

Town of Woodfin – Riverside Park & Taylor’s Wave
Buncombe County Passive Recreation Subcommittee Site Visit
July 17, 2024

Fundraising Efforts to Date

The Woodfin team has spent significant energy and resources to pursue all grant funding opportunities we could identify including:

• Federal Highway Administration (NCDOT)	\$13M
• Buncombe County TDA TPDF Grant	\$8.1M
• Land & Water Conservation Grant	\$500K (unofficial award)
• NC Parks & Recreation Trust Fund	\$400K
• Water Resources Development Grant	\$200K
• Pigeon River Fund	\$35K
• Cannon Foundation	\$25K
• Golden Leaf	Not Awarded
• Dogwood Health	Discouraged from applying
• RAISE	Discouraged from applying
• Buncombe County Passive Recreation	Pending
• NC State Parks – Great Trails	In process

In addition to these grants, the Woodfin taxpayers supported a \$4.5M GO Bond + an additional \$1M from fund balance. We also have worked with RiverLink on private fundraising and in developing an ask of our state legislature (surplus budget \$), which fell through due to halted state budget discussions. A materials donation (cost + transport) from Hedrick quarries is also estimated at \$400K value. Quite simply, we have run out of other funding options to pursue.

Equity

The Town of Woodfin is more economically disadvantaged and ethnically diverse than the county as a whole – and our local Hispanic community is one of the largest users of our existing Riverside Park (which is the Improvement park area). Given Woodfin’s relatively small operating budget, just \$7.5M, funding even a small \$500K gap would require that we raise town taxes by a full 4.5 cents – making us the highest municipal tax in our county. In recognition of town adopted goals to support affordable living, town leadership did not raise taxes for the FY2025 budget and is proposing a revenue neutral tax adjustment after the revaluation currently underway in Buncombe County.

Riverside Park Improvements and the Bypass Channel are components of the comprehensive Woodfin Greenway & Blueway (WGB) package, offering both passive and active recreation amenities to ALL county residents. For illustrative purposes, should the County generously fund the current \$3.01 million Passive Rec request, each county resident (including those in Woodfin) will bear a cost of \$10.92. Looking more broadly, the cost burden for each county resident resulting from all Passive Rec investments in WGB (Woodfin Greenway, Riverside Park Improvements, and Bypass Channel) is \$15.52; and each Woodfin resident bears staggering \$759.10 share of the cost for these and other components of the WGB project.

Project Timing & Permitting

Permitting for the project is extremely complicated (see attached flow-chart). The full Riverside Park project (Expansion + Improvement) is currently permitted. When confronted with the \$3M gap from the construction bids, the options were to 1) Re-permit the project to separate the Expansion Park from the Improvement Park and take the next 1-2 years to try to secure more funding, or 2) Keep the full project as currently permitted and re-design the construction bid into a “Base” contract (Riverside Park Expansion + Wave) with additional “Options” (Riverside Park Improvement pieces) to add back in as funding became available. It was ultimately determined that delaying the project another year posed a greater threat to the project overall due to a high risk of losing existing grant funding already secured combined with continued inflationary cost increases and the need to re-mobilize. If funding the current \$3M gap proves unsuccessful, the existing project permits will need to be amended before the existing project close-out. We estimate that we have approximately 6 months before re-permitting needs to be considered. In addition to permitting, the town has time-sensitive agreements with Norfolk Southern, Craggy Mountain Line, and AT&T.

Three of the four options are critical to the Improvement park project – the fourth option has already been removed, allowing a reduction in the original Passive Rec ask from \$3.37M to \$3.01M.

RIVERSIDE PARK & TAYLOR'S WAVE - Options Bid Tab



Option 1- Parking and finishing structures						
ITEM	PAVING & CIRCULATION	REFERENCE	QUANTITY	UNIT		
1	VEHICULAR ASPHALT SURFACE (INCLUDES ANY ADDITIONAL ROCK TO GET TO 8" DEPTH CABG AND 3" /	1/L8.0	4,031	SY	\$39.50	\$159,224.50
2	ASPHALT RE-SURFACE (INCLUDES MILLING AND 1.5" ASPHALT)	3/L8.0	156	SY	\$30.00	\$4,680.00
3	CONCRETE CURB (6")	6/L8.2	170	LF	\$65.00	\$11,050.00
4	CONCRETE CURB (4", MOUNTABLE)	1/L8.2	86	LF	\$100.00	\$8,600.00
5	CONCRETE CURB (FLUSH)	5/L8.2	338	LF	\$85.00	\$28,730.00
6	CONCRETE CURB + GUTTER	3/L8.2	320	LF	\$90.00	\$28,800.00
7	GRAVEL VERGE	2/L8.1	67	SY	\$135.00	\$9,045.00
8	PEDESTRIAN CONCRETE PAVING - FIBER REINFORCED, 6" THICKNESS, 2" CABG	5/8.0, 6/L8.1	110	SY	\$175.00	\$19,250.00
8	VEHICULAR CONCRETE PAVING - 8" THICKNESS, 8" CABG	4/L8.0	570	SY	\$250.00	\$142,500.00
9	TRAFFIC CALMING PAVEMENT MARKERS	2/L8.5	16	EA	\$60.00	\$960.00
10	PRECAST CONCRETE WHEEL STOPS	6/L8.5	64	EA	\$75.00	\$4,800.00
11	SAFETY RAILING (ABOVE WETLAND)	3/L8.3	107	LF	\$275.00	\$29,425.00
12	VEHICULAR GUARDRAIL	1/L8.3	177	LF	\$110.00	\$19,470.00
13	GUARDRAIL	2/L8.3	190	LF	\$275.00	\$52,250.00
14	PAINTING & STRIPING (PARKING SPACES, ARROW STRIPING, CROSS WALKS, STOP BARS)	3, 8-9/L8.5, 1-2/L8.6	1	LS	\$7,500.00	\$7,500.00
15	TRAFFIC CONTROL (TC- SIGNAGE AND RECREATION SIGN, PER POST)	7/L8.5	9	EA	\$250.00	\$2,250.00
16	ACCESSABILITY SIGN (AC- SIGNAGE)	4/L8.5	5	EA	\$150.00	\$750.00
17	STEPPING STONE WEIR (IN PARKING STORMWATER)	1/L8.11	3	EA	\$3,250.00	\$9,750.00
ACCESSIBILITY ELEMENTS						
18	DETECTABLE WARNING PLATE (2' WIDTH)	3/L8.5	2	EA	\$250.00	\$500.00
19	ACCESSIBLE RAMPS	1/L8.5	2	EA	\$2,500.00	\$5,000.00
ITEM	STRUCTURES	REFERENCE	QUANTITY	UNIT		
20	PREFAB METAL CHANGING STRUCTURE	A504	1	LS	\$100,000.00	\$100,000.00
21	CLADDING PREFAB RESTROOMS	A201, 301	1	LS	\$90,000.00	\$90,000.00
ITEM	STORMWATER & DRAINAGE	REFERENCE	QUANTITY	UNIT		
22	BIORETENTION/BIOSWALE	6-7/L8.10, 4/L8.11	1	LS	\$27,000.00	\$27,000.00
23	UNDERDRAINS	2-3/L8.10	179	LF	\$30.00	\$5,370.00
24	STORMWATER WETLAND (2560 SF)	1/L8.10B, 2/L8.11	1	LS	\$45,000.00	\$45,000.00
ITEM	CONTINGENCY	REFERENCE	QUANTITY	UNIT		
25	10% CONSTRUCTION CONTINGENCY	N/A	1	LS	\$81,190.45	\$81,190.45
Sub Total						\$893,094.95

Option 2a- Creek Crossing						
ITEM	STRUCTURES	REFERENCE	QUANTITY	UNIT		
1	PEDESTRIAN FOOTBRIDGE STREAM CROSSING (BEDDING, CULVERT, CONCRETE HEADWALL AND RAILING)	1-2, 6/L8.8	1	LS	\$95,000.00	\$95,000.00

Option 2b- Existing Park Improvements						
ITEM	SITE GRADING & PREPARATION	REFERENCE	QUANTITY	UNIT	UNIT COST	TOTAL COST
1	CLEARING & GRUBBING (APPROX 0.27 AC plus 61 TREES TO BE REMOVED)	L2 + EC SHEETS	1	LS	\$15,000.00	\$15,000.00
2	LIMBING VEGETATION UP AROUND PICNIC AREA, CLEARING EXCESS AND OVERGROWN AREAS	L2.0, 2.3	1	LS	\$75,000.00	\$75,000.00
3	DEMO OF EXISTING PICNIC SHELTER	L2 SHEETS	1	LS	\$10,000.00	\$10,000.00
4	ROUGH GRADING	L2 SHEETS	3,611	CY	\$24.50	\$88,469.50
5	IMPORT STRUCTURAL FILL ; QUANTITY IS AN ESTIMATE OF ANTICIPATED IMPORTED FILL	L0.1, 8.7, 8.10, S3.0-5.0, GEOTECH REPORT	850	CY	\$20.00	\$17,000.00
6	FINE GRADING	L5 SHEETS, EC SHEETS	8,330	SY	\$17.00	\$141,610.00
7	PAVEMENT SUBGRADE STABILIZATION (REFER TO GEOTECH REPORT)	EC SHEETS	860	SY	\$50.00	\$43,000.00
8	BUILDING SUBGRADE STABILIZATION (REFER TO GEOTECH REPORT)	EC SHEETS	44	SY	\$50.00	\$2,200.00
9	TREE PROTECTION FENCE	L2.0, 2.3-2.4	1,909	LF	\$1.00	\$1,909.00
10	INVASIVE REMOVAL	L2 SHEETS	0.68	AC	\$10,000.00	\$6,800.00
ITEM	EROSION CONTROL					
11	INLET PROTECTION	1/EC2.1	1	EA	\$200.00	\$200.00
12	OUTLET PROTECTION	6/EC2.1	2	EA	\$200.00	\$400.00
13	CONSTRUCTION ENTRANCE (MUDMAT)	2/EC2.2	1	EA	\$3,000.00	\$3,000.00
14	REINFORCED SILT FENCE	2/EC2.3	2,287	LF	\$2.50	\$5,717.50
15	EROSION CONTROL MATTING (100% BIODEGRADABLE, NORTH AMERICAN GREEN)	4/EC2.1	242	SF	\$0.45	\$108.90
16	SEDIMENT TRAPS (INCLUDES BAFFLES)	3/EC2.2	1	EA	\$3,000.00	\$3,000.00
17	TEMPORARY DIVERSION DITCH	5/EC2.1	55	LF	\$3.50	\$192.50
18	TEMPORARY SEEDING (INCLUDES STRAW)	1/EC2.3	0.77	AC	\$1,800.00	\$1,386.00
19	ENHANCED RIVER ACCESS STABILIZATION (SILT CURTAIN)	4EC/2.3	1	LS	\$25,000.00	\$25,000.00
20	TEMPORARY STONE CHECK DAMS-STREAM CROSSING	EC1.2	1	LS	\$750.00	\$750.00
21	BYPASS PUMPS, PIPING,FILTER BAG, AND DISSIPATOR	1/EC2.2	1	LS	\$7,500.00	\$7,500.00
ITEM	PAVING & CIRCULATION	REFERENCE	QUANTITY	UNIT		
22	PEDESTRIAN ASPHALT SURFACE (INCLUDES 8" DEPTH CABC AND 2"ASPHALT)	2/L8.0	1,461	SY	\$34.00	\$49,674.00
23	CONCRETE PAVING/SLAB FOR NOTH PAVILION - REBAR REINFORCED, VAPOR BARRIER (NEW PARK)	S3.0-5.0	1	LS	\$20,000.00	\$20,000.00
23	ASPHALT RE-SURFACE (INCLUDES MILLING AND 1.5"ASPHALT)	3/L8.0	397	SY	\$30.00	\$11,910.00
24	VEHICULAR ASPHALT SURFACE (INCLUDES POTENTIAL RE-USE OF EXISTING BASE AND 4" ASPHALT)	AP1 on L4.4	1,982	SY	\$35.00	\$69,370.00
25	CONCRETE CURB (FLUSH)	5/L8.2	328	LF	\$85.00	\$27,880.00
26	PEDESTRIAN CONCRETE PAVING - FIBER REINFORCED, 6" THICKNESS, 2" CABC	5/8.0, 6/L8.1	207	SY	\$175.00	\$36,225.00
27	CONCRETE PAVING/SLABS FOR STRUCTURES - REBAR REINFORCED, VAPOR BARRIER	S3.0-5.0	1	LS	\$60,000.00	\$60,000.00
28	TIMBER STAIR	4/L8.1	2	EA	\$7,000.00	\$14,000.00
29	PRECAST CONCRETE WHEEL STOPS	6/L8.5	39	EA	\$75.00	\$2,925.00
30	SAFETY RAILING (CREEK)	3/L8.3	70	LF	\$275.00	\$19,250.00
31	STANDARD HAND RAILING	4/L8.3	37	LF	\$165.00	\$6,105.00
32	PAINTING & STRIPING (PARKING SPACES, ARROW STRIPING,CROSS WALKS, STOP BARS)	3, 8-9/L8.5, 1-2/L8.6	1	LS	\$7,500.00	\$7,500.00
33	TRAFFIC CONTROL (TC- SIGNAGE AND RECREATION SIGN, PER POST)	7/L8.5	3	EA	\$250.00	\$750.00
34	ACCESSABILITY SIGN (AC- SIGNAGE)	4/L8.5	2	EA	\$150.00	\$300.00
35	GRASS PAVE (TRAILER PARKING)	3/L8.1	2,883	SF	\$8.50	\$24,505.50
36	COMPACTED GRAVEL PAVING	6/L8.0	36	SY	\$35.00	\$1,260.00
37	BOULDER STEPPING STONES	1/L8.1	2	TON	\$750.00	\$1,500.00
38	NATURAL SURFACE TRAIL	5/L8.1	580	LF	\$1.70	\$986.00

ITEM	SITE ELEMENTS	REFERENCE	QUANTITY	UNIT		
WALLS						
39	CONCRETE HEADWALL	5/L8.8	4	EA	\$2,750.00	\$11,000.00
40	RIVER BANK BOULDER TOE (boulder material at rate prenegotiated with Hedrick Quarry)	4/L8.8	51	LF	\$1,500.00	\$76,500.00
41	BOULDER WALL (AVG WALL HEIGHT 2', MAX HEIGHT 4'; boulder material at rate prenegotiated with Hedrick Quarry)	5/L8.7	73	LF	\$190.00	\$13,870.00
42	ENHANCED RIVER ACCESS & STABILIZATION (GENEST PRECAST BOAT RAMP or approved equal) INCLUDING BOULDER BANK STABILIZATION	L4.4	1	LS	\$35,000.00	\$35,000.00
ACCESSIBILITY ELEMENTS						
43	DETECTABLE WARNING PLATE (2' WIDTH)	3/L8.5	3	EA	\$250.00	\$750.00
GENERAL BOULDER COST						
44	BOULDER (Transport-haul & installed)	N/A	1	LS	\$150,000.00	\$150,000.00
ITEM	STRUCTURES	REFERENCE	QUANTITY	UNIT		
45	PREFAB METAL NORTH PAVILION	A505	1	LS	\$65,000.00	\$65,000.00
46	CLADDING AND ROOF REBUILD OF EXISTING RESTROOM	A106	1	LS	\$75,000.00	\$75,000.00
ITEM	STORMWATER & DRAINAGE	REFERENCE	QUANTITY	UNIT		
47	4" PIPE, HDPE	L6 SHEETS	95	LF	\$20.00	\$1,900.00
48	15" PIPE, HDPE	L6 SHEETS	28	LF	\$40.00	\$1,120.00
49	18" PIPE, HDPE	L6 SHEETS	34	LF	\$50.00	\$1,700.00
50	CONCRETE DROP INLET, INSTALLED	4/L8.10	3	EA	\$3,000.00	\$9,000.00
51	UNDERDRAINS	2-3/L8.10	276	LF	\$30.00	\$8,280.00
52	POCKET WETLANDS, INCLUDES SOIL MIX AND PREPARATION (3,565 SF)	L6 SHEETS	1	LS	\$35,000.00	\$35,000.00
ITEM	CONTINGENCY	REFERENCE	QUANTITY	UNIT		
54	10% CONSTRUCTION CONTINGENCY	N/A	1	LS	\$128,650.39	\$128,650.39
Sub Total						\$1,415,154.29

Option 3- Park Amenities, Signage, Planting						
ITEM	GENERAL AMENITITES	REFERENCE	QUANTITY	UNIT		
1	PICNIC TABLES (STANDARD)	F1 on L4 SHEETS, L4.5	24	EA	\$1,245.00	\$29,880.00
2	PICNIC TABLES (ADA)	F1B on L4 SHEETS, L4.5	3	EA	\$1,150.00	\$3,450.00
3	BISTRO TABLES (ADA)	F2 on L4 SHEETS, L4.5	4	EA	\$7,450.00	\$29,800.00
4	CONCRETE BENCH	3/L8.8, L4.5	6	EA	\$3,900.00	\$23,400.00
5	WOOD BENCH	B2 on L4 SHEETS, L4.5	1	EA	\$2,950.00	\$2,950.00
6	BENCH SWING	3/L8.9	4	EA	\$6,500.00	\$26,000.00
7	ENHANCED RIVER ACCESS & STABILIZATION (GENEST PRECAST BOAT RAMP)	L4.4	1	LS	\$35,000.00	\$35,000.00
8	TRASH AND RECYCLING	F3 on L4 SHEETS, L4.5	7	EA	\$1,700.00	\$11,900.00
9	PET WASTE STATION	F4 on L4 SHEETS, L4.5	5	EA	\$700.00	\$3,500.00
10	GRILLS	F9 on L4 SHEETS, L4.5	3	EA	\$1,950.00	\$5,850.00
11	DRINKING FOUNTAIN	F5 on L4 SHEETS, L4.5	2	EA	\$3,500.00	\$7,000.00
12	BIKE RACK	F8 on L4 SHEETS, L4.5	5	EA	\$1,750.00	\$8,750.00
13	FOOTWASH	3/L8.11	1	EA	\$7,500.00	\$7,500.00
14	BOLLARD (PLAZA)	BO1 on L4 SHEETS, L4.5	8	EA	\$1,225.00	\$9,800.00

15	STEEL BOLLARD-EMBEDDED	BO2 on L4 SHEETS, L4.5	11	EA	\$750.00	\$8,250.00
16	STEEL BOLLARD-SURFACE MOUNT REMOVABLE	BO3 on L4 SHEETS, L4.5	5	EA	\$450.00	\$2,250.00
ITEM	INTERPRETATION & WAYFINDING	REFERENCE	QUANTITY	UNIT		
17	ENTRANCE SIGN	1/L8.14	2	LS	\$9,000.00	\$18,000.00
18	FISH SCULPTURE	3/L8.14	3	EA	\$15,000.00	\$45,000.00
19	INTERPERATIVE SIGN (INCLUDING INTERPRATIVE SIGN and HISTORIC PLAQUE)	2/L8.14	6	EA	\$4,750.00	\$28,500.00
20	INTERPERATIVE SITE ELEMENTS (STAMPS & INTEGRAL COLOR IN CONCRETE - DOES NOT INCLUDE CONCRETE RETAINING WALL INTEGRAL COLOR)	CP2+7 on L4 SHEETS, L4.6-4.8	51	SY	\$875.00	\$44,625.00
ITEM	PLANTING	REFERENCE	QUANTITY	UNIT		
21	SEED & LAWN (SEED MIXES)	L7.5, L8.13	2.73	AC	\$4,500.00	\$12,285.00
22	RIVERBANK RESTORATION (LIVE STAKES, NC MOUNTAINS RIPARIAN BUFFER MIX (ERNMX-304)	L7.5, 4/L8.13	4,915	SF	\$0.30	\$1,474.50
23	PLUGS	L7.5, 5-6/L8.13	6,094	EA	\$2.00	\$12,188.00
24	PINT	L7.5, L8.13	257	EA	\$6.00	\$1,542.00
25	QUART	L7.5, L8.13	1,293	EA	\$7.00	\$9,051.00
26	1 GAL.	L7.5, L8.13	1,673	EA	\$7.00	\$11,711.00
27	3 GAL.	L7.5, L8.13	206	EA	\$25.00	\$5,150.00
28	5 GAL.	L7.5, L8.13	137	EA	\$45.00	\$6,165.00
29	TREES	L7.5, 3,7/L8.13	66	EA	\$300.00	\$19,800.00
30	MULCH (SHREDDED HARDWOOD)	L7.5, L8.13	276	CY	\$39.25	\$10,833.00
ITEM	CONTINGENCY	REFERENCE	QUANTITY	UNIT		
31	10% CONSTRUCTION CONTINGENCY	N/A	1	LS	\$44,160.45	\$44,160.45
	Sub Total					\$485,764.95

Option 4- Upper put-in						
1	EARTHWORK	L2 SHEETS	137	CY	\$24.50	\$3,356.50
2	PEDESTRIAN CONCRETE PAVING - FIBER REINFORCED, 6" THICKNESS, 2" CABG (INCLUDES STANDARD C	5/8.0, 6/L8.1	119	SY	\$175.00	\$20,825.00
3	STANDARD HAND RAILING	4/L8.3	120	LF	\$165.00	\$19,800.00
4	BOULDER WALLL (AVG WALL HEIGHT 2', MAX HEIGHT 4'; boulder material at rate prenegotiated with Hedrick Quarry)	5/L8.7	31	LF	\$190.00	\$5,890.00
5	INSTALL AND OPERATE WATER CONTROL	WW sheets	1	LS	\$170,000.00	\$170,000.00
6	TRANSPORT 36" DIAM. BOULDERS	WW sheets	480	TONS	\$30.00	\$14,400.00
7	FURNISH BOULDERS	WW sheets	480	TONS	\$30.00	\$14,400.00
8	INSTALL 36" DIAM. BOULDERS	WW sheets	480	TONS	\$45.00	\$21,600.00
9	FURNISH AND INSTALL 3500PSI FIBER-REINFORCED CONCRETE	WW sheets	44	CY	\$750.00	\$33,000.00
10	FURNISH AND INSTALL 3"-4" COBBLE BEDDING MATERIAL	WW sheets	94	TONS	\$95.00	\$8,930.00
11	FURNISH AND INSTALL 18" D50 RIPRAP (BANK TOE PROTECTION)	WW sheets	221	TONS	\$50.00	\$11,050.00
12	FURNISH AND INSTALL MIRAfi 180n FILTER FABRIC	WW sheets	218	SY	\$2.75	\$599.50
ITEM	CONTINGENCY	REFERENCE	QUANTITY	UNIT		
13	10% CONSTRUCTION CONTINGENCY	N/A	1	LS	\$32,385.10	\$32,385.10
	Sub Total					\$356,236.10

NOTES: Quantities provided are provided as a courtesy to aid in contractor takeoffs. If discrepancies

1. Gravel figure doesn't account for gravel that may be stockpiled from existing location to be used.
2. Comprehensive grading take-offs include all cut and fill required for project.
3. All materials and structures listed includes materials and install per plans or manufacturer's specifications (whichever is listed).
4. Note that the Town of Woodfin has an agreed upon cost of \$30/ton for the boulders from Hedrick
5. Responsibility if the bidder to ensure tabs are calculating correctly

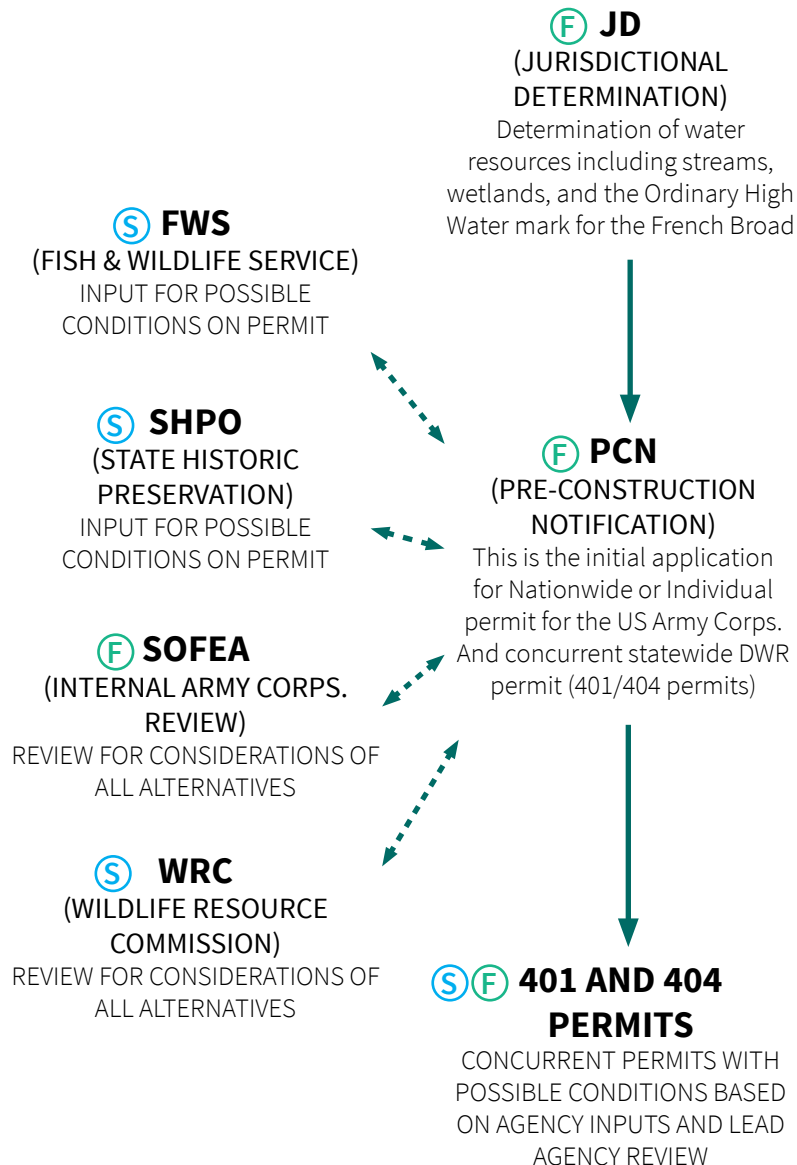
RIVERSIDE PARK

PERMIT FLOW DIAGRAM (PRE-CONSTRUCTION)

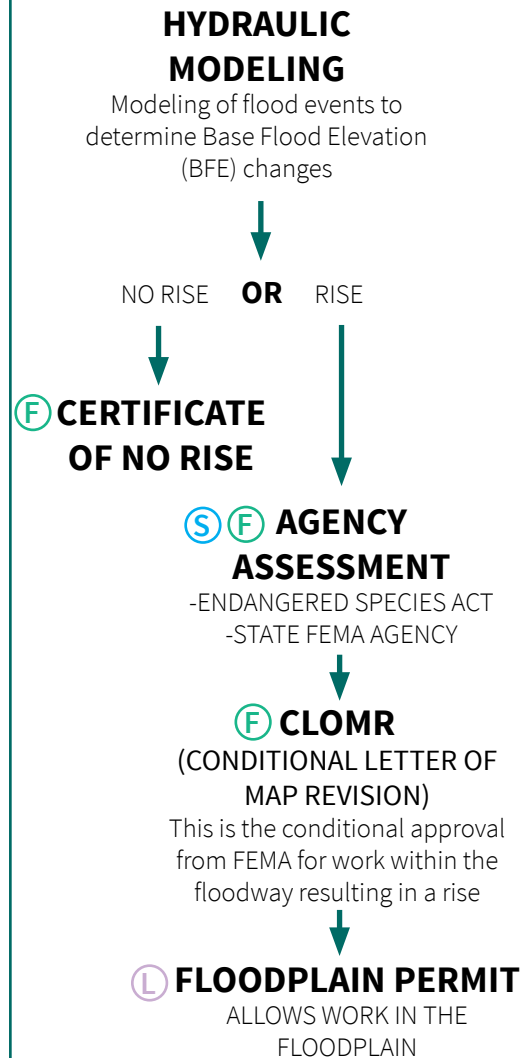
EXCLUDING DRIVEWAY AND BUILDING PERMITS

FEDERAL
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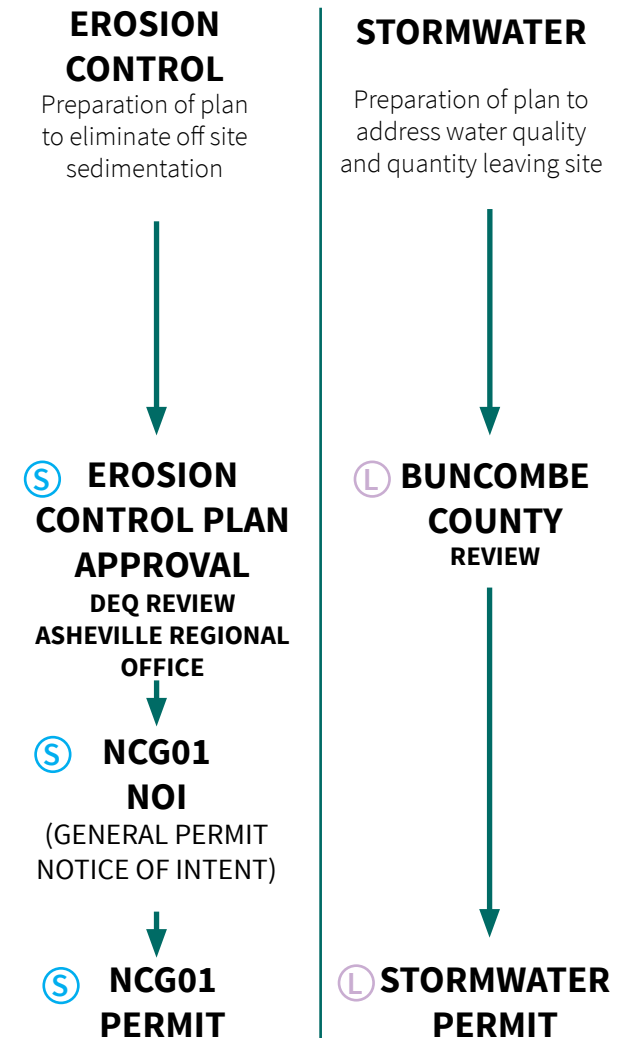
WORK RELATED TO WATER RESOURCES



WORK IN THE FLOODWAY



ALL LAND DISTURBANCE



* Post construction requirements (LOMR, closeouts and renewals/inspections)

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