



HICKORY GROVE PARK MASTER PLAN

April 2023



SHIVEHATTERY
ARCHITECTURE+ENGINEERING

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EXECUTIVE SUMMARY

This master plan identifies future development of Hickory Grove Park. The plan accounts for current and future use of the park, recognizing social, environmental and economic influences. This plan aligns with the conservation mission and is consistent with the Conservation Board Strategic Plan.

The plan is separated into several geographic/use areas which can be prioritized and phased according to public desire, Board capacities, and other internal and external influences. This plan does not have a funding plan associated. Funding will be determined on a case-by-case basis and will necessitate a multi-pronged approach to funding sources.

Improvements identified for the park include additional camping opportunities, the addition of rental cabins, replacement of lodges, beach improvements, picnic area improvements, and restroom facility improvements. The improvements are designed to improve recreational facilities and outdoor experiences for all audiences.

The plan was developed by Shive-Hattery through a series of staff, board, and public opinion. Public open houses were held in Ames and Colo. Public opinion has been incorporated into the plan.

Hickory Grove Park is Story County Conservation's largest multi-use park. It is visited by an estimated 200,000 plus people annually and has an estimated annual economic impact of \$7,000,000.

Hickory Grove Park has recently undergone several improvements which increase the park's public safety and appeal, and the quality of its water and other natural resources. These enhancements have been made possible through multi-jurisdictional partnerships as well as significant public support. Some of these recent enhancements include: gully and shoreline stabilization, livestock exclusion from the source stream, carp eradication and lake renovation, water access improvements, trail improvements, storm shelter construction, beach house replacement, fish habitat improvement, roadway improvements, and natural resource improvements. These recent enhancements provide the groundwork for the improvements identified in this plan.



MASTER PLAN PROCESS

What will Hickory Grove Look Like 50 Years from Now? We understand the future of Hickory Grove is bright! Already a gem in Story County, this master plan will build on the current recreational offerings and recent in-lake improvements to create a regional destination.

A Collaborative Process was instrumental in identifying areas of improvement and priority. Below were the steps Story County Conservation (SCC) incorporated to achieve the final master plan:

- **Visioning Workshops**– A robust kick-off work session with staff, two representatives from the SCC Board and design team worked together to identify overarching goals. Integrating intimate knowledge of those who maintain, protect, and enforce usage of the park amenities laid the groundwork for creating guiding principles. A collaborative visioning workshop was also held with the entire SCC Board.
- **Site Tour** - The team conducted a site tour of Hickory Grove Park with staff and two board members to look at existing conditions and identify opportunities for future amenity improvements. Investigation into vegetation, circulation, condition of built structures, viewsheds, accessibility and site adjacencies were relevant topics throughout the day.
- **Stakeholder Engagement** –Key questions were identified and built into an online intelligent survey that was distributed to the public. The results of that surveyed confirmed the need to expand and update amenities. The survey was answered by a majority of people who know and use the park. Based on the results and workshops the below list of site considerations were established:
 - 1) Improve and increase trails both soft and hard trails
 - 2) Add cabins but no more than three
 - 3) Replace lodges at a minimum of one and possibly two
 - 4) Add another similar sized campground: developed and primitive
 - 5) Provide group camping areas
 - 6) Add restrooms around park
 - 7) Add open picnic shelters
 - 8) Add ADA fishing between beach and north boat ramp
- **Design Process** – Shive-Hattery worked closely with staff to conduct an inventory and analysis stage that considered existing vegetation to preserve or remove due to quality, viewsheds to emphasize, and universal design to enhance accessible recreational opportunities. Utility information was collected and overlaid with improvement areas to determine future needs. The design team had frequent meetings to collaborate with SCC staff and board members to guide planning efforts and identify needs and possibilities. This feedback was incorporated into a preferred concept that was illustrated through illustrative site plans and 3D renderings. Inspiration images were paired with specific areas to provide a vision of the type of amenities and more detail that may reflect the style of new improvements.



PUBLIC INPUT MEETING - MARCH 29, 2023

An open house was held on March 29th from 5:00-7:30pm at Colo High School to gather public response to the proposed improvements. Graphics for both Hickory Grove Park and McFarland were displayed throughout the space to view, ask questions and provide input. Written public comments from the evening are documented in Appendix A. In general attendees were excited about future possibilities and the need to provide accessible friendly amenities was emphasized.





OVERALL MASTER PLAN - SUMMARY OF COSTS

Once the master plan concepts had been tested via the public open house a pricing exercise was conducted to capture ballpark amounts of each improvement area. The opinion of probable costs addresses utilities, buildings, amenities, site restoration and allowances for feature areas that desired sustainable amenities such as solar or stormwater quality treatment techniques.

The Hickory Grove Master Plan project sites were broken down into individual cost estimates to provide details as to where the numbers were coming from. The overall master plan cost estimate came out to \$22.8 million. This number includes all 10 individual project sites, along with 3 overall park improvements.

These overall improvements include estimating what it would take to finish paving the main road that runs through the park as well as paving the rest of the trail loop that wraps around the lake. The other overall improvement is assuming upsizing all water main pipes from 2" to 6" to accommodate future amenities. This will help with the long term functionality of restroom, shower and water systems throughout the entire park.

HICKORY GROVE PARK MASTER PLAN - COSTS SUMMARY OPINION OF PROBABLE COST

PROJECT NAME	ESTIMATED PROJECT COST
RV CAMPGROUND	\$5,664,455
BEACH IMPROVEMENTS	\$1,101,438
ADA KAYAK LAUNCH + ADA FISHING DOCK	\$354,045
SMALL NODES - ISLAND	\$227,010
LARGE NODES	\$1,346,138
CABINS	\$5,867,941
SNOW BUNTING	\$1,771,431
TENT CAMPING	\$2,053,202
GROUP CAMPING	\$738,036
ORIOLE	\$1,748,936
OVERALL PARK ROADWAY PAVEMENT	\$600,000
OVERALL PARK TRAIL PAVEMENT	\$696,750
OVERALL PARK WATER MAIN UPSIZING	\$690,000
TOTAL ESTIMATED COST	\$22.9 million



EASTERN PROPOSED CAMPGROUND - SUMMARY + COSTS

The Eastern Proposed Campground is designed with 22 back-in campsites and 12 pull-through campsites. The location of this site is currently low quality vegetation that is planned to be fully removed and replaced with high quality native trees. Of the 12 pull-through sites, 8 are buddy sites with inward facing patios (4 sets of buddy sites). Branching off to the east is a proposed group RV campsite. This is currently sized to accommodate 6 RV campers with a large picnic shelter in the center.

Each campsite is designed to have full hook-ups, along with a fire ring and picnic table. Amenities throughout the campground include a new restroom/shower house with a built-in storm shelter, ample guest parking and a dump station.

Utilities on site include water, sanitary and electric. It is assumed that the water supply is provided from the existing main that runs just south of 250th Street and circulated to all new campsites, restroom/shower house, and dump station. The sanitary line is proposed to run north to 250th Street and then cut east over to the existing city line at the intersection of 680th Street.

The electrical costs are estimated based on using copper conductors and each RV site having direct buried cabling that feeds the RV plug-in pedestals/structures. This plan assumes 1 RV power pedestal per RV stall for a total of 34. Each pedestal contains 1 of the following: 50A, 30A, 20A receptacle. No site lighting is currently included (i.e. parking lot poles) in this layout. The plan does include a power feed to a remote structure east of the site, restroom power feed and single phase 120/240V service and metering provisions.

HICKORY GROVE PARK MASTER PLAN - RV CAMPGROUND OPINION OF PROBABLE COST

#	ITEM DESCRIPTION	QUANTITY	UNITS		UNIT COST		TOTAL COST
RV CAMPGROUND							
1	General Conditions and Mobilization (7%)	1	LS	*	\$255,500	=	\$255,500
2	Construction Staking	1	LS	*	\$7,500	=	\$7,500
3	Earthwork	38,000	CY	*	\$5	=	\$190,000
4	Erosion Control	1	LS	*	\$5,000	=	\$5,000
5	Tree Removal	10	AC	*	\$5,000	=	\$50,000
6	Campground Loop Road - Asphalt 6.5"	11,898	SY	*	\$46	=	\$547,308
7	Campsites - PCC, 6"	8,327	SY	*	\$65	=	\$541,255
8	Campsites Patio (Pull Through Sites) - PCC, 6"	512	SY	*	\$65	=	\$33,280
9	Campground Restroom, Showerhouse	1	LS	*	\$1,200,000	=	\$1,200,000
10	Guest Parking - Asphalt 6.5"	270	SY	*	\$46	=	\$12,420
11	Large Shelter - 24'x44'	1	LS	*	\$140,000	=	\$140,000
12	Shelter Pad, 34'x54' PCC 5"	204	SY	*	\$50	=	\$10,200
13	Site Utilities - Water (Distribution and individual hook-ups)	1	LS	*	\$165,050	=	\$165,050
14	Site Utilities - Sanitary (Distribution and individual hook-ups)	1	LS	*	\$411,510	=	\$411,510
15	Site Utilities - Electrical (Distribution and site pedestals)	1	LS	*	\$230,000	=	\$230,000
16	Dump Station	1	LS	*	\$10,000	=	\$10,000
17	Site Restoration & Turf Seeding	7.00	AC	*	\$3,500	=	\$24,500
18	Trees	116.00	EA	*	\$250	=	\$29,000
19	Fire Rings	34	EA	*	\$250	=	\$8,500
20	Picnic Tables	34	EA	*	\$1,000	=	\$34,000
					Construction Subtotal	=	\$3,905,023
					Master Plan Level Contingency** (25%)	=	\$976,300
					Solar Allowance	=	\$200,000
					Construction Subtotal w/ Contingency	=	\$5,081,323
					Professional Design & Engineering Fees** (10%)	=	\$508,132
					Soft Costs** (Geotech, Topo Survey, Printing, Permitting, etc.)	=	\$75,000
					ESTIMATED TOTAL PROJECT COSTS*	=	\$5,664,455

*TOTAL PROJECT COSTS AND CONSTRUCTION COSTS PROVIDED HEREIN ARE MADE ON THE BASIS OF ENGINEER'S EXPERIENCE AND QUALIFICATIONS AND REPRESENT THE ENGINEER'S BEST JUDGMENT. HOWEVER, THE ENGINEER CANNOT AND DOES NOT GUARANTEE THAT BIDS OR ACTUAL TOTAL PROJECT OR CONSTRUCTION COSTS WILL NOT VARY FROM THE ESTIMATE OF PROBABLE CONSTRUCTION COST. THIS COST OPINION IS INTENDED TO ASSIST IN BUDGETARY ASSESSMENT AND DOES NOT GUARANTEE THAT ACTUAL PROJECT COSTS WILL NOT EXCEED OR BE LOWER THAN THE AMOUNTS STATED IN THIS ESTIMATE.

**CONTINGENCY REPRESENTS UNKNOWN RISKS RELATED TO DESIGN & CONSTRUCTION. THE CONTINGENCY MAY BE REDUCED AS THE PROJECT PROGRESSES. GENERAL CONDITIONS & MOBILIZATION COSTS ARE ESTIMATED TO COVER GENERAL CONTRACTOR'S OVERHEAD & PROFIT, COSTS UNRELATED TO SPECIFIC BID ITEMS, INSURANCES, BONDS, ETC. PROFESSIONAL DESIGN & ENGINEERING FEES TO DEVELOP PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PUBLIC BIDDING AND ASSUMES 1 BID PACKAGE AND DOES NOT REPRESENT EFFORT FOR BIDDING OR CONSTRUCTION PHASE SERVICES. SOFT COSTS ARE EXPENSES NOT PROVIDED BY CONSULTANT OR CONTRACTOR SUCH AS GEOTECHNICAL INVESTIGATION, TOPOGRAPHIC SURVEY, PRINTING AND PERMITTING COSTS





BEACH IMPROVEMENTS - SUMMARY + COSTS

Improvements to the existing beach area are proposed to utilize space, benefit water quality and enhance user experience. Visitor improvements include; several picnic shelters, a communal fire pit, ADA beach access among additional access points, kayak rentals and water access. Improvements to enhance the water quality include stormwater bioswales, slope modifications to the beach, integrating deep rooted native plantings that work to purify pollutants and incorporating terraces to the existing sloped lawn. These terraces along with taller native plantings and reduced open green space will help deter the goose population that contribute to poorer water quality.

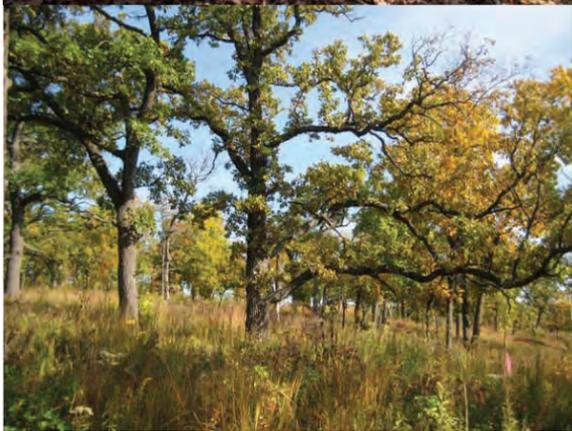
Utilities estimated at this site are water connections and electrical while plans assume the use of an existing sanitary line. The water lines will be extended down from the proposed eastern RV campground, being fed from the main that runs just south of 250th Street. Electrical is estimated for the large shelter with communal fire-pit and existing concessions building with lines branching off to support the site.



HICKORY GROVE PARK MASTER PLAN - BEACH IMPROVEMENTS						
OPINION OF PROBABLE COST						
#	ITEM DESCRIPTION	QUANTITY	UNITS		UNIT COST	TOTAL COST
BEACH IMPROVEMENTS						
1	General Conditions and Mobilization (7%)	1	LS	*	\$47,200	\$47,200
2	Construction Staking	1	LS	*	\$10,000	\$10,000
3	Earthwork	4,300	CY	*	\$15	\$64,500
4	Erosion Control	1	LS	*	\$5,000	\$5,000
5	Tree Removal	1	LS	*	\$2,500	\$2,500
6	Large Shelter - 24'x44'	1	LS	*	\$140,000	\$140,000
7	Medium Shelter - 20'x28'	2	LS	*	\$70,000	\$140,000
8	Small Shelter - 16'x20'	1	LA	*	\$30,000	\$30,000
9	Shelter Pads, 34'x54'(1), 30'x38'(2), 26'x30'(1) PCC 5"	545	SY	*	\$65	\$35,425
10	Stone Fire Pit	1	LS	*	\$5,000	\$5,000
11	Fire Pit Patio - PCC 5"	80	SY	*	\$65	\$5,200
12	Stairs to Beach - Concrete	1	EA	*	\$35,000	\$35,000
13	Paved Walkway, PCC 5"	300	SY	*	\$50	\$15,000
14	Stone Block Retaining Walls (RECON WALL BLOCK)	1	LS	*	\$125,000	\$125,000
15	Site Utilities- Water Connection	1	LS	*	\$4,000	\$4,000
16	Site Utilities - Electrical Connection	1	LS	*	\$10,000	\$10,000
17	Bioswale Soil (Rain Garden)	375	CY	*	\$40	\$15,000
18	Bioswale Seeding + Erosion Control Mat	1	ACRE	*	\$3,500	\$3,500
19	Native Seeding	0.5	ACRE	*	\$1,200	\$600
20	Site Restoration & Turf Seeding	1	ACRE	*	\$2,500	\$2,500
21	Trees	30	EA	*	\$250	\$7,500
22	Picnic Tables	18	EA	*	\$1,000	\$18,000
23	Kayak/ Canoe Launch - Gravel	1	LS	*	\$10,000	\$10,000
24	Kayak Rental Cage	1	LS	*	\$15,000	\$15,000
25	Kayak Rental Cage Pad, PCC 6"	5	SY	*	\$100	\$500
Construction Subtotal						\$746,425
Master Plan Level Contingency**(25%)						\$186,700
Construction Subtotal w/ Contingency						\$933,125
Professional Design & Engineering Fees** (10%)						\$93,313
Soft Costs** (Geotech, Topo Survey, Printing, Permitting, etc.)						\$75,000
ESTIMATED TOTAL PROJECT COSTS*						\$1,101,438

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ADA FISHING DOCK + BOAT PARKING - SUMMARY + COSTS

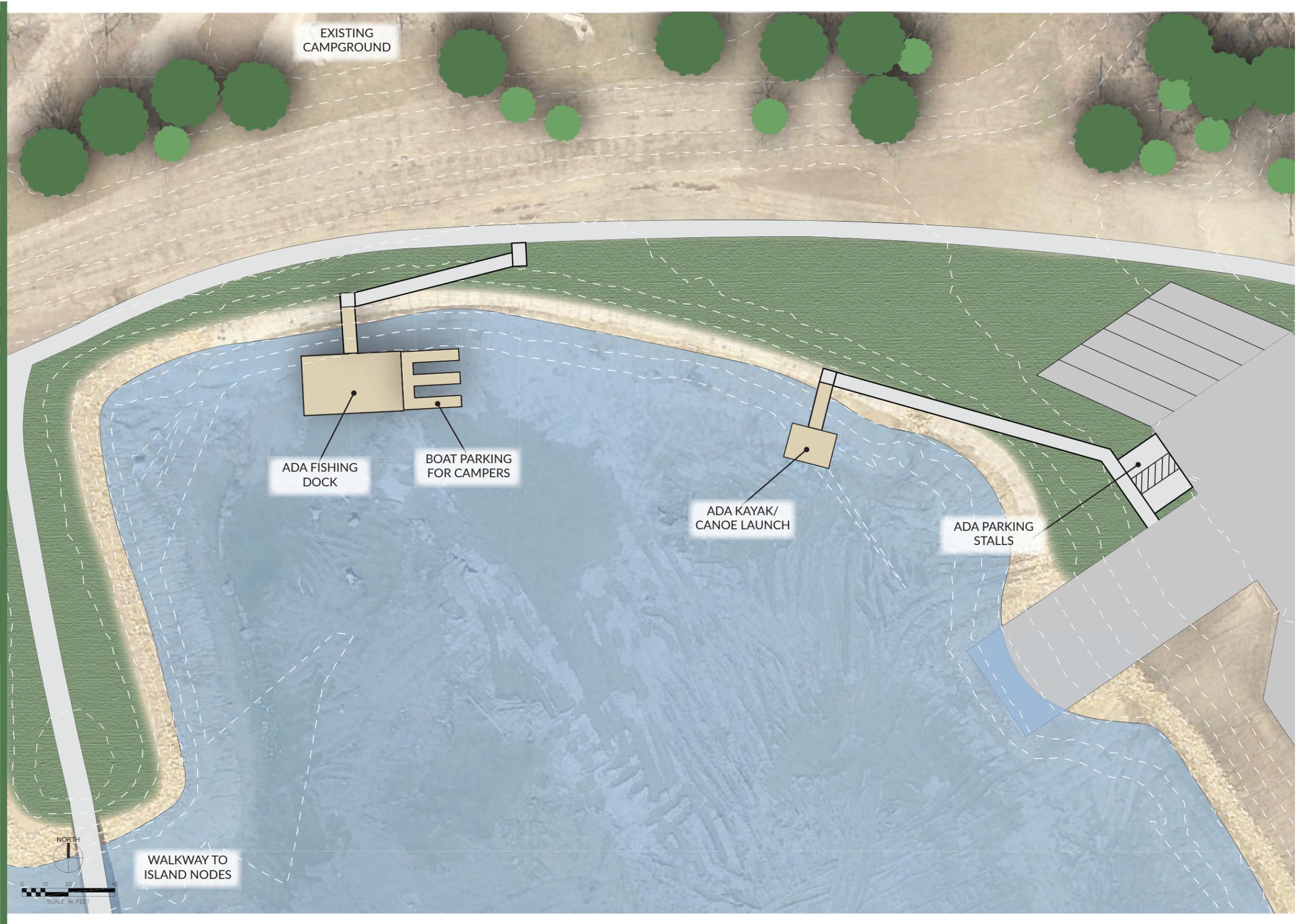
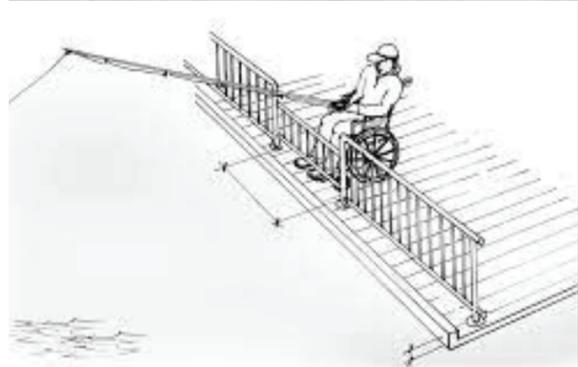
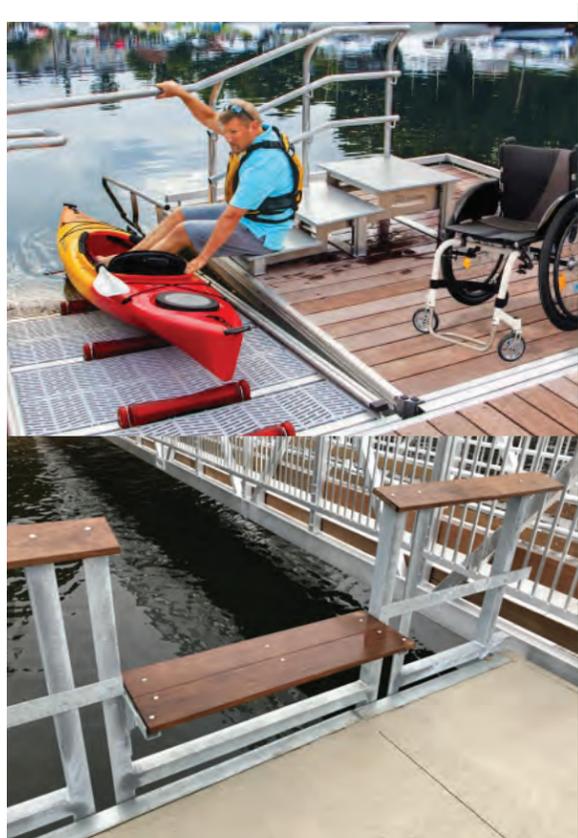
These improvements include adding ADA parking spaces and walkway access down to an ADA gangway and kayak launch. Other improvements in this location are an ADA walkway down to an accessible gangway and ADA fishing dock that will host a fish cleaning station. Off of this dock there will be boat parking for those staying overnight at the campgrounds.



HICKORY GROVE PARK MASTER PLAN - ADA KAYAK LAUNCH & FISHING						
OPINION OF PROBABLE COST						
#	ITEM DESCRIPTION	QUANTITY	UNITS		UNIT COST	TOTAL COST
ADA KAYAK LAUNCH & FISHING						
1	General Conditions and Mobilization (7%)	1	LS	*	\$13,600	\$13,600
2	Construction Staking	1	LS	*	\$3,000	\$3,000
3	Earthwork	700	CY	*	\$10	\$7,000
4	Erosion Control	1	LS	*	\$5,000	\$5,000
Dock 1 - ADA KAYAK LAUNCH						
5	Paved Walkway, PCC 5"	120	SY	*	\$65	\$7,800
6	ADA Gangway + ADA Kayak Launch	1	LS	*	\$50,000	\$50,000
7	Paved Parking Stalls (ADA), PCC 6"	65	SY	*	\$65	\$4,225
Dock 2 - ADA FISHING DOCK + BOAT PARKING						
8	Paved Walkway, PCC 5"	70	SY	*	\$65	\$4,550
10	ADA Gangway + ADA Fishing Dock and Boat Parking	1	LS	*	\$110,000	\$110,000
11	Fish Cleaning Station	1	LS	*	\$1,500	\$1,500
Construction Subtotal						\$206,675
Master Plan Level Contingency**(25%)						\$51,700
Construction Subtotal w/ Contingency						\$258,375
Professional Design & Engineering Fees** (8%)						\$20,670
Soft Costs** (Geotech, Topo Survey, Printing, Permitting, etc.)						\$75,000
ESTIMATED TOTAL PROJECT COSTS*						\$354,045

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FISHING NODES (SMALL) - SUMMARY + COSTS

The island is proposed to house several day use activities from fishing and picnicking to an afternoon stroll. Improvements here include an ADA walkway, an open air picnic shelter, a fishing dock, along with enhancements to the existing amenities. These enhancements include updated pads for the benches on the fishing nodes and increased tree plantings for shade.



HICKORY GROVE PARK MASTER PLAN - SMALL NODES; ISLAND IMPROVEMENTS						
OPINION OF PROBABLE COST						
#	ITEM DESCRIPTION	QUANTITY	UNITS		UNIT COST	TOTAL COST
ISLAND IMPROVEMENTS						
1	General Conditions and Mobilization (7%)	1	LS	*	\$7,400	\$7,400
2	Construction Staking	1	LS	*	\$3,000	\$3,000
3	Earthwork	500	CY	*	\$10	\$5,000
4	Erosion Control	1	LS	*	\$5,000	\$5,000
5	Tree Removal	1	LS	*	\$1,500	\$1,500
6	Paved Walkway, PCC 5"	142	SY	*	\$100	\$14,200
7	Small Shelter - 16'x20'	1	LS	*	\$30,000	\$30,000
8	Shelter Pad, 26'x30' PCC 5"	87	SY	*	\$100	\$8,700
9	Bench Pads, PCC 5"	5	SY	*	\$150	\$750
10	Trees	20	EA	*	\$250	\$5,000
11	Fishing Dock (4 platform sections)	1	LS	*	\$30,000	\$30,000
12	Picnic Tables	2	EA	*	\$1,000	\$2,000
					Construction Subtotal	\$112,550
					Master Plan Level Contingency** (25%)	\$28,200
					Construction Subtotal w/ Contingency	\$140,750
					Professional Design & Engineering Fees** (8%)	\$11,260
					Soft Costs** (Geotech, Topo Survey, Printing, Permitting, etc.)	\$75,000
					ESTIMATED TOTAL PROJECT COSTS*	\$227,010

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FISHING NODES (LARGE) - SUMMARY + COSTS

Improvements to the large nodes on the south side of the lake include an ADA accessible walkway down to a large open air shelter, the opportunity for future ADA walkway expansion and a fully flushable restroom that houses 2 unisex restrooms. Utilities at this site include electrical, sanitary, and water connections. The sanitary line for the proposed restroom is assumed to run south to 255th Street, following the road west until behind the maintenance facility. From there it will run north, then east, up and around the lake until it ties in at the existing RV campground and up to 250th Street to run over to the existing city sanitary line at the 680th Street intersection. Both water and electric are being provided for the large shelter and proposed restroom. Water is estimated based on connecting to the water main that runs just north of 255th Street.

Electric is estimated based on connecting to the existing electrical lines at the maintenance shop, using copper conductors. This plan assumes a direct buried cabling feed to the shelter and restroom structures. The plan does include feeder wiring from the panel board to structure and includes electrical fitout of the picnic shelter (i.e. lighting, receptacles). This estimate excludes detailed electrical provisions within the restroom structure and currently does not plan for site area lighting. A new single phase 120/240v utility service will extend from the 255th street utility pole. The placement of an utility transformer will need to be determined to serve the site area panel board.



HICKORY GROVE PARK MASTER PLAN - LARGE NODES IMPROVEMENTS						
OPINION OF PROBABLE COST						
#	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST		TOTAL COST
ISLAND IMPROVEMENTS						
1	General Conditions and Mobilization (7%)	1	LS	*	\$53,800	\$53,800
2	Construction Staking	1	LS	*	\$5,000	\$5,000
3	Earthwork	1,600	CY	*	\$10	\$16,000
4	Erosion Control	1	LS	*	\$5,000	\$5,000
5	Tree Removal	1	LS	*	\$2,000	\$2,000
6	Paved Walkway, PCC 5"	400	SY	*	\$60	\$24,000
7	Future Paved Walkway, PCC 5"	385	SY	*	\$65	\$25,025
8	Large Shelter - 24'x44'	1	LS	*	\$140,000	\$140,000
9	Shelter Pad, 34'x54' PCC 5"	204	SY	*	\$60	\$12,240
10	Restroom - Structure	1	LS	*	\$100,000	\$100,000
11	Site Utilities - Electrical (Restroom and Shelter)	1	LS	*	\$32,000	\$32,000
12	Site Utilities - Sanitary (Restroom and connect to existing lagoon)	1	LS	*	\$368,635	\$368,635
13	Site Utilities - Water (Restroom and Shelter)	1	LS	*	\$17,660	\$17,660
14	Trees	40	EA	*	\$250	\$10,000
15	Fishing Cleaning Station	1	LS	*	\$1,500	\$1,500
16	Cleaning Station Paved Walkway, PCC 5"	12	SY	*	\$60	\$720
17	Picnic Tables	8	EA	*	\$1,000	\$8,000
					Construction Subtotal	\$821,580
					Master Plan Level Contingency** (25%)	\$205,400
					Solar Allowance	\$150,000
					Construction Subtotal w/ Contingency	\$1,176,980
					Professional Design & Engineering Fees** (8%)	\$94,158
					Soft Costs** (Geotech, Topo Survey, Printing, Permitting, etc.)	\$75,000
					ESTIMATED TOTAL PROJECT COSTS*	\$1,346,138

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CABINS - SUMMARY + COSTS

The proposed cabin loop has 4 cabins each with their own parking, fire pit, and picnic tables. The cabins are located to maximize views of the lake and there will be increased tree plantings between the cabin loop drive and public trail to enhance privacy. Currently wifi or data is not part of the cost estimate as technology is constantly changing but should be considered at the time the cabins are ready to move forward. Utilities on site include water, sanitary, and electrical. The sanitary line is assumed to run south to 255th Street and then follow the road west until it meets with the line from the large fishing nodes. From there it will follow up and around the lake to the existing city sanitary line. The water lines for each cabin are assumed to branch off of an existing water line that runs between the park trail and proposed roadway.

Electrical will be estimated based on tying into the extension for the large fishing nodes off of the maintenance facility. Using copper conductors and direct buried cabling the system will feed the cabins and lodge. This excludes electrical provisions within cabins/lodge structures. The plan does include feeder wiring from the utility transformer to panelboard that will be furnished within the structures. One site light pole is figured for general illumination of the parking area. A new single phase 120/240v utility service extended from the 255th street utility pole is assumed. Two utility transformers will need to be located near the structures with secondary feeds extending to building panelboards.

HICKORY GROVE PARK MASTER PLAN - CABINS						
OPINION OF PROBABLE COST						
#	ITEM DESCRIPTION	QUANTITY	UNITS		UNIT COST	TOTAL COST
CABINS						
1	General Conditions and Mobilization (7%)	1	LS	*	\$267,300	\$267,300
2	Construction Staking	1	LS	*	\$7,500	\$7,500
3	Earthwork	11,500	CY	*	\$10	\$115,000
4	Erosion Control	1	LS	*	\$5,000	\$5,000
5	Removal and Site Preparation	1	LS	*	\$15,000	\$15,000
6	Roadway, PCC 6"	3,840	SY	*	\$65	\$249,600
7	Paved Parking Stalls (5 per cabin), PCC 6"	400	SY	*	\$65	\$26,000
8	Paved Walkway, PCC 5"	915	SY	*	\$50	\$45,750
9	Cabin - 2 Bedroom	4	LS	*	\$750,000	\$3,000,000
10	Site Utilities- Water	1	LS	*	\$65,200	\$65,200
11	Site Utilities - Sanitary	1	LS	*	\$206,310	\$206,310
12	Site Utilities - Electrical	1	LS	*	\$59,600	\$59,600
13	Site Restoration & Turf Seeding	3.00	AC	*	\$3,500	\$10,500
14	Trees	45	EA	*	\$250	\$11,250
15	Fire Rings	4	EA	*	\$250	\$1,000
16	Picnic Tables	8	EA	*	\$1,000	\$8,000
					Construction Subtotal	\$4,093,010
					Master Plan Level Contingency**(25%)	\$1,023,300
					Solar Allowance	\$150,000
					Construction Subtotal w/ Contingency	\$5,266,310
					Professional Design & Engineering Fees** (10%)	\$526,631
					Soft Costs** (Geotech, Topo Survey, Printing, Permitting, etc.)	\$75,000
					ESTIMATED TOTAL PROJECT COSTS*	\$5,867,941

*THIS COST ESTIMATE DOES NOT INCLUDE A COST FOR WIFI / DATA TO THE CABINS DUE TO EVER-CHANGING TECHNOLOGICAL ADVANCEMENTS

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NEW LODGE - SUMMARY + COSTS

Currently Snow Bunting Lodge houses picnic tables and the ability to rent it out for group events or other day use activities. The lodge was identified in need of replacement. The new Snow Bunting Lodge will have interior and exterior picnic areas, a full men's and full women's restrooms, along with a kitchenette and storage space. The lodge utilities include water, sanitary and electrical. Water and electrical are assumed to tie into existing lines on site. Sanitary is assumed to run south to 255th Street and then continue west to tie into the sanitary extensions for the cabins. A building elevation and floor plan can be found on the upcoming pages.

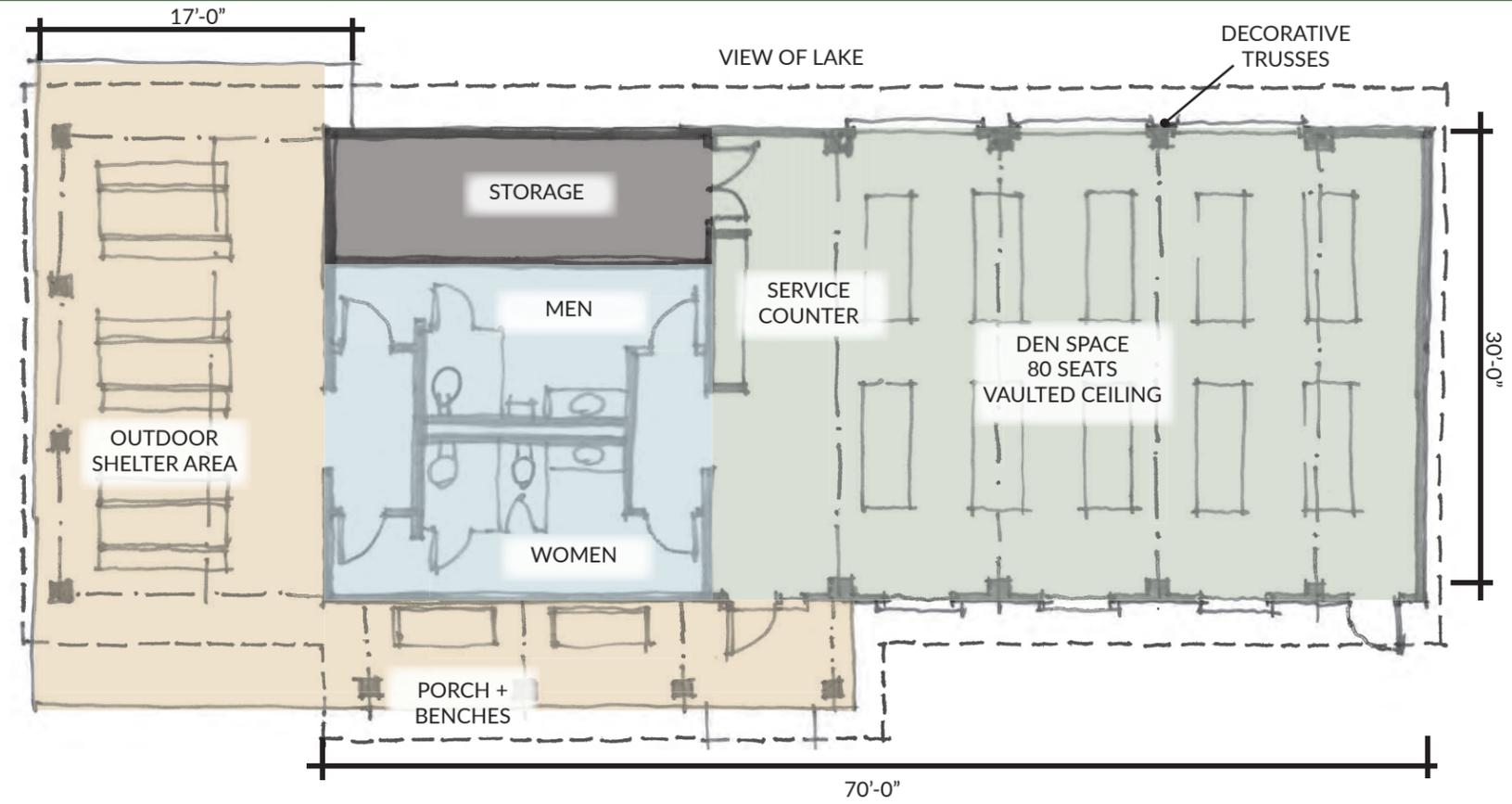
HICKORY GROVE PARK MASTER PLAN - SNOW BUNTING LODGE						
OPINION OF PROBABLE COST						
#	ITEM DESCRIPTION	QUANTITY	UNITS		UNIT COST	TOTAL COST
SNOW BUNTING LODGE						
1	General Conditions and Mobilization (7%)	1	LS	*	\$71,600	\$71,600
2	Construction Staking	1	LS	*	\$3,000	\$3,000
3	Earthwork/ Subgrade Prep	1	LS	*	\$10,000	\$10,000
4	Erosion Control	1	LS	*	\$5,000	\$5,000
5	Demo Existing Building	1	LS	*	\$20,000	\$20,000
6	Multi-Purpose Lodge Allowance	2,610	SF	*	\$350	\$913,500
7	Entry Walkway to Building - 5" PCC	420	SY	*	\$50	\$21,000
8	Site Utilities- Water	1	LS	*	\$5,460	\$5,460
9	Site Utilities - Sanitary	1	LS	*	\$17,800	\$17,800
10	Site Utilities - Electrical	1	LS	*	\$12,400	\$12,400
11	Site Restoration & Turf Seeding	1.00	AC	*	\$2,500	\$2,500
12	Trees	15	EA	*	\$250	\$3,750
13	Picnic Tables	8	EA	*	\$1,000	\$8,000
					Construction Subtotal	\$1,094,010
					Master Plan Level Contingency**(25%)	\$273,600
					Construction Subtotal w/ Contingency	\$1,367,610
					Professional Design & Engineering Fees** (10%)	\$136,761
					Soft Costs** (Geotech, Topo Survey, Printing, Permitting, etc.)	\$75,000
					ESTIMATED TOTAL PROJECT COSTS*	\$1,579,371

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- INDOOR OPEN SEATING
- OUTDOOR OPEN SEATING
- STORAGE SPACE
- RESTROOM/ PRIVATE SPACE

TOTAL BUILDING SF = 2,100SF
PATIO SF = 510SF

INTERIOR OCCUPANCY = 80 SEATS
EXTERIOR OCCUPANCY = 25 SEATS

TENT CAMPING - SUMMARY + COSTS

The new tent camping loop is home to 14 campsites including 1 ADA accessible site. Amenities on the loop include a full flushable men's and women's restroom and shower house, two open air picnic shelters, an opportunity for a nature playscape and plenty of guest parking spaces. These tent sites are framed by views of the lake and ample vegetation for shade. Utilities here include water, sanitary and electrical. Water will be pulled along 255th Street from the main running west of 680th street. Water will be provided to the restroom facility along with 3 water spigots on site. Sanitary is assumed to run south to 255th Street, then follow the road way west until tying in with the sanitary line for Snow Bunting Lodge.

Electrical on site is provided for each shelter and the restroom facility. This plan assumes using copper conductors and a direct buried cabling feed to the shelter and restroom structures. The plan includes feeder wiring from the panelboard to structures and electrical fitout of shelters (i.e. lighting, receptacles). This plan excludes electrical provisions within restroom structures and site area lighting. New single phase 120/240v utility service will be extended from the 255th Street utility pole and the placement of an utility transformer will serve a site area panelboard.



HICKORY GROVE PARK MASTER PLAN - TENT CAMPING						
OPINION OF PROBABLE COST						
#	ITEM DESCRIPTION	QUANTITY	UNITS		UNIT COST	TOTAL COST
TENT CAMPING						
1	General Conditions and Mobilization (7%)	1	LS	*	\$94,200	\$94,200
2	Construction Staking	1	LS	*	\$7,500	\$7,500
3	Earthwork	4,000	CY	*	\$8	\$32,000
4	Erosion Control	1	LS	*	\$5,000	\$5,000
5	Tree Removal	1	LS	*	\$10,000	\$10,000
6	Campground Loop Road - PCC 6"	2,270	SY	*	\$65	\$147,550
7	Campsites - PCC, 6"	1,700	SY	*	\$65	\$110,500
8	Guest Parking - PCC, 6"	245	SY	*	\$65	\$15,925
9	ADA Campsite	1	LS	*	\$7,000	\$7,000
10	Campground Restroom - Structure	1	LS	*	\$400,000	\$400,000
11	Site Utilities - Water	1	LS	*	\$151,250	\$151,250
12	Site Utilities - Sanitary	1	LS	*	\$277,040	\$277,040
13	Site Utilities - Electrical	1	LS	*	\$38,000	\$38,000
14	Medium Shelter - 20'x28'	2	LS	*	\$30,000	\$60,000
15	Shelter Pads - 30'x38'(2) PCC 5"	254	SY	*	\$50	\$12,700
16	Nature Playscape	1	LS	*	\$20,000	\$20,000
17	Site Restoration & Turf Seeding	5.00	AC	*	\$3,500	\$17,500
18	Trees	60	EA	*	\$250	\$15,000
19	Fire Rings	14	EA	*	\$250	\$3,500
20	Picnic Tables	14	EA	*	\$1,000	\$14,000
					Construction Subtotal	\$1,438,665
					Master Plan Level Contingency**(25%)	\$359,700
					Construction Subtotal w/ Contingency	\$1,798,365
					Professional Design & Engineering Fees** (10%)	\$179,837
					Soft Costs** (Geotech, Topo Survey, Printing, Permitting, etc.)	\$75,000
					ESTIMATED TOTAL PROJECT COSTS*	\$2,053,202

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GROUP CAMPING - SUMMARY + COSTS

The group camping area is a designated space for a group of friends, organized youth group or family reunion to come and tent camp together. There are fire rings, picnic tables, parking and two unisex full flush restrooms. Utilities here include water sanitary and electrical, all provided for the restroom facility. The water line will run northwest and tie into an existing line at an existing open air shelter. Electrical is estimated to run straight north and tie into an existing line. The sanitary line is assumed to follow the roadway loop west and tie back into the proposed eastern campground where it will follow 250th Street to the existing city sanitary line.

HICKORY GROVE PARK MASTER PLAN - GROUP CAMPING						
OPINION OF PROBABLE COST						
#	ITEM DESCRIPTION	QUANTITY	UNITS		UNIT COST	TOTAL COST
GROUP CAMPING						
1	General Conditions and Mobilization (7%)	1	LS	*	\$31,600	\$31,600
2	Construction Staking	1	LS	*	\$3,000	\$3,000
3	Earthwork	1,500	CY	*	\$10	\$15,000
4	Erosion Control	1	LS	*	\$3,000	\$3,000
5	Tree Removal	1	LS	*	\$2,000	\$2,000
6	Campground Parking - PCC 6"	300	SY	*	\$65	\$19,500
7	Campground Restroom - Structure	1	LS	*	\$100,000	\$100,000
8	Site Utilities - Water	1	LS	*	\$33,850	\$33,850
9	Site Utilities - Sanitary	1	LS	*	\$197,760	\$197,760
10	Site Utilities - Electrical	1	LS	*	\$54,700	\$54,700
11	Site Restoration & Turf Seeding	0.50	AC	*	\$3,500	\$1,750
12	Trees	25	EA	*	\$250	\$6,250
13	Fire Rings	11	EA	*	\$250	\$2,750
14	Picnic Tables	11	EA	*	\$1,000	\$11,000
					Construction Subtotal	\$482,160
					Master Plan Level Contingency**(25%)	\$120,600
					Construction Subtotal w/ Contingency	\$602,760
					Professional Design & Engineering Fees** (10%)	\$60,276
					Soft Costs** (Geotech, Topo Survey, Printing, Permitting, etc.)	\$75,000
					ESTIMATED TOTAL PROJECT COSTS*	\$738,036

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NEW LODGE - SUMMARY + COSTS

Currently Oriole Lodge has interior and exterior picnic tables and the ability to rent it out for group events or other day use activities. The need to replace this lodge has been identified. The new Oriole Lodge will have interior and exterior picnic areas, a full men's and full women's restrooms, along with a kitchenette and storage space. A diagram of the proposed floor plan sketch elevation can be found in the following pages. The lodge utilities include water, sanitary and electrical. Water and electrical are assumed to tie into existing lines on site. The sanitary line is assumed to follow the roadway loop west and tie back into the proposed eastern campground where it will follow 250th Street to the existing city sanitary line.



HICKORY GROVE PARK MASTER PLAN - ORIOLE LODGE						
OPINION OF PROBABLE COST						
#	ITEM DESCRIPTION	QUANTITY	UNITS		UNIT COST	TOTAL COST
SNOW BUNTING LODGE						
1	General Conditions and Mobilization (7%)	1	LS	*	\$72,300	\$72,300
2	Construction Staking	1	LS	*	\$3,000	\$3,000
3	Earthwork	500	CY	*	\$10	\$5,000
4	Erosion Control	1	LS	*	\$5,000	\$5,000
5	Tree Removal	1	LS	*	\$5,000	\$5,000
6	Multi-Purpose Lodge Allowance	2,100	SF	*	\$350	\$735,000
7	Entry Walkway to Building - 5" PCC	420	SY	*	\$50	\$21,000
8	Site Utilities- Water	1	LS	*	\$2,000	\$2,000
9	Site Utilities - Sanitary	1	LS	*	\$228,910	\$228,910
10	Site Utilities - Electrical	1	LS	*	\$17,500	\$17,500
11	Site Restoration & Turf Seeding	0.50	AC	*	\$3,500	\$1,750
12	Trees	10	EA	*	\$250	\$2,500
13	Picnic Tables	6	EA	*	\$1,000	\$6,000
Construction Subtotal						\$1,104,960
Master Plan Level Contingency**(25%)						\$276,300
Construction Subtotal w/ Contingency						\$1,381,260
Professional Design & Engineering Fees** (10%)						\$138,126
Soft Costs** (Geotech, Topo Survey, Printing, Permitting, etc.)						\$75,000
ESTIMATED TOTAL PROJECT COSTS*						\$1,594,386

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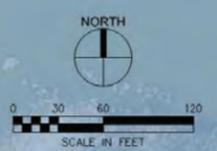
NEW ORIOLE LODGE

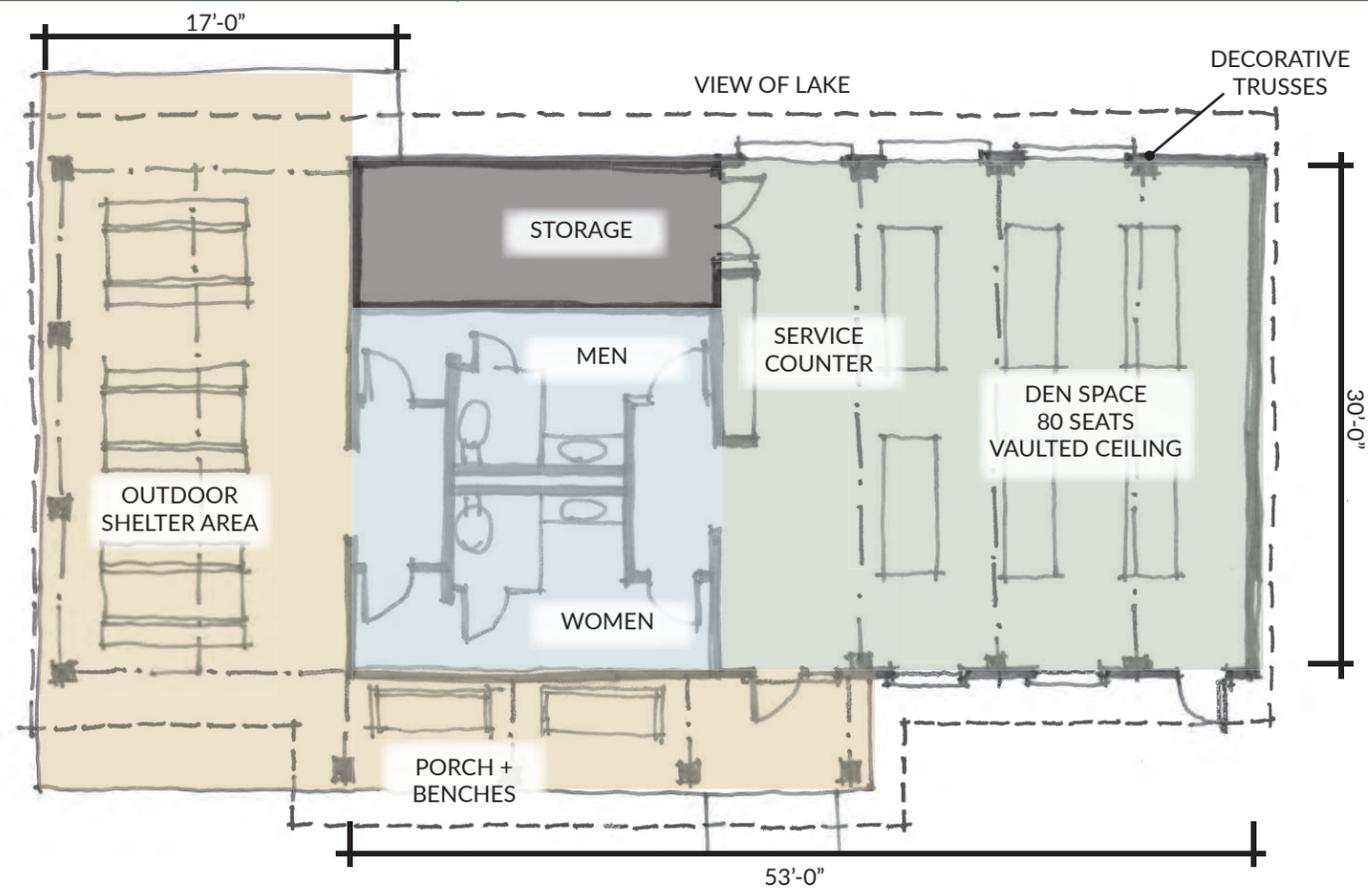
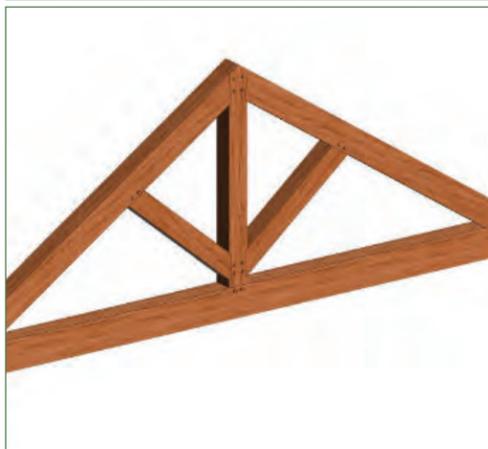
FUTURE SUPERVISED YOUTH GROUP CAMPING OPPORTUNITY

GROUP TENT CAMPING SITES

RESTROOM WITH PARKING

EXISTING SHELTER





- INDOOR OPEN SEATING
- OUTDOOR OPEN SEATING
- STORAGE SPACE
- RESTROOM/ PRIVATE SPACE

TOTAL BUILDING SF = 1,590SF
 PATIO SF = 510SF

INTERIOR OCCUPANCY = 48 SEATS
 EXTERIOR OCCUPANCY = 25 SEATS

APPENDIX A: HICKORY GROVE PARK PUBLIC COMMENTS

- TY for adding more camping to HGP
- Important to have tent camping at HGP
- Handicap accessible
- Design looks good; makes the area desirable to go to
- Playgrounds by campsites
- Group fire pits by cabins
- Kayak/canoe across from new cabin area
- Bathrooms by picnic shelters
- Rent out kayaks
- Start new campsites for RVs first. Revenue generated will help pay for other updates.
- Additional fish shelters
- Along with wood sales, an ice machine to sell ice especially for tent campers would be a bonus. Could be a location near current woodshed and future woodsheds near camp hosts
- Hard surface – walking trail
- Like idea of new shelters with bathroom
- Cabins definite plus
- Hope to see some greater distance between sites at new RV Area as present at current campground
- Pave the walking path
- The neighbors to the North would really appreciate a dense evergreen barrier between the proposed modern campground and the road opposite the campground
- Hard surface on walking trail
- Geese control on beach so swimming is safe
- Maintain some open areas
- Accessible restrooms for walkers
- Appreciate the ADA consideration
- The eastern proposed campground is not in an ideal location – too far away from the lake. If you build it, make sure there is a path to walk/ride to lake vs having to take the road. Also, do not care to be across from a trailer park.
- Primitive campground – please put 1 decent pit toilets & not porta potties. Make sure there is shade for tents. Flush toilets are even better.
- At beach – can a small shelter be but on beach side of the path vs opposite side. I would like a better view of the water when picnicking.
- Are the cabins year round?
- I think the new modern campground would be nicer if built in open prairie area near lodge – across lake from tent camping
- Do not use grills on pedestals for campsites – round pits with adjustable grates that slide up and down to adjust height to grill over a fire
- You are not proposing enough cabins. It is impossible to reserve cabins across the state indicating the demand is there.
- Be careful of which RV sites are reservable and keep enough for first come, first serve. It is frustrating that we cannot get sites facing the water.
- I suggest an electric hookup at every primitive campsite given peoples' addition to technology – and it helps power lots of camping equipment. I would rather charge my phone at my campsite band not have to sit in a public shelter.
- Is there better usage for the archery space? I do not see it being used to it fullest potential. Great spot for more cabins.
- Could you add more cabins on the south side to the east of the boat ramp where the empty space is with the debris and crap thrown on it?
- How about the east side of the road, just past the bridge before the homes? Didn't there used to be a shelter there? More cabins?
- Love the new kayak launch
- Full water (shareable) "original" campground
- Reliable internet for people working remotely even at a small or additional cost
- Good fire pits are very important
- Stagger reservable & non-reservable
- Sad that cabins are getting lake side vs extra campsites



APPENDIX A: HICKORY GROVE PARK PUBLIC COMMENTS CONTINUED

- ADA cabins & campsite
- Asphalt or concrete site – concerns about considering asphalt
- Better signage for campground - update Google & website for current sites. “Hickory Grove” needs to bring in Breezy Bay
- Concerns about having new “full hook up” so close to mobile Home Park
- Concerns about losing sight of current campground
- Playgrounds for the additional camping sites and cabins
- What about the option for long-term rental?
- Add full water & electric likes Dakins
- Full hookup – what is the need for extra dumpstation?
- Need trail connection to beach area
- Add a bird blind & walkway
- Owl boxes/habitat?
- Alternate location for RV lot – better view of lake
- Walking loop in East Park
- Trails and trees in RV park can be preserved?
- Add more cabins
- Can archery range be used for potential new cabins

