



COSTS

10/9/2014

CAMP SEAGULL MASTER PLAN
 HAYES TOWNSHIP
 Prepared by LAP, Inc.

PRELIMINARY PLANNING COST ESTIMATE

	COST
MAIN PARK ROAD (Upper Park Road, Small Parking Lots, Paths and East Half of Ridge Line Trail, Interpretive Overlook, Other Costs)	\$ 344,000.00
DAY USE AREA (Large Picnic Pavilion (Rental), Restrooms, Recreation Facilities, Multi-Use Field, Walkways)	\$ 1,068,000.00
SMALL PICNIC SHELTER AREA WEST OF TENNIS COURTS (ALL THREE AREAS) (Shelters and Picnic Facilities, Paths)	\$ 105,000.00
TRAILHEAD (Kiosk and Signage, Bike Racks, Drinking Fountain/Refill Station, Benches, Bike Lounge/Shelter, Repair Station, Bike Parts Vending Machine, Concrete)	\$ 93,000.00
MAINTENANCE FACILITIES (8' High Vinyl Coated Chain Link Fence, Access Gate, Pole Barn 30' x 20' with Electrical and Water, Lean - To - Shed, Aggregate Parking Lot and Drive, Concrete)	\$ 126,000.00
BOAT LAUNCH PARKING AND OVERFLOW PARKING (Parking Area, Storm Water, Paths, Boating Information Area, Other Costs)	\$ 422,000.00
WEST BOATER DAY-USE AREA (Small Picnic Pavilion Area, Play Area)	\$ 190,000.00
STAIRS/RAMP FROM BOAT LAUNCH PARKING TO BOAT LAUNCH (Interpretive Overlooks (1), Pathways)	\$ 31,000.00
LAUNCH ROAD, BOAT LAUNCH, AND PLATEAU PARKING (Access Road to Boat Launch, Boat Launch Area, Plateau Parking (includes access road), Facilities, Pathways, Other Costs)	\$ 1,624,000.00
PATHS FROM BOAT LAUNCH AND PLATEAU PARKING TO WETLAND TRAIL (Pathways)	\$ 37,000.00

Costs

WETLAND TRAIL (EAST BEACH AREA TO BOAT LAUNCH BOARDWALK) (Interpretive Overlooks (3), Pathways)	\$	172,000.00
EAST BEACH AREA (Small Picnic Shelter Area, Facilities, Pathways)	\$	214,000.00
ARCHERY (Split Rail Fence, Targets and Backing)	\$	7,000.00
STAIRS/RAMP AND TRAIL FROM EASTERN RIDGELINE TRAIL TO (Interpretive Overlooks (1), Pathways)	\$	119,000.00
MESIC FOREST TRAIL AND WESTERN HALF OF RIDGELINE TRAIL (Pathways)	\$	42,000.00
BUILDING IMPROVEMENTS (Cabins, Houses, Other Facilities)	\$	520,000.00
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Subtotal	\$	5,114,000.00
Contingency (20%)	\$	1,022,800.00
Design and Construction Engineering (10%)	\$	613,680.00
Construction Bidding and Admin (2%)	\$	102,280.00
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Total	\$	6,852,760.00