

PROJECT ANNOUNCEMENT

Post Date: 08.31.2020

Submittal Deadline: 09.17.2020

Project Title: Fall Creek Falls Campground C Renovations

Facility Name: Fall Creek Falls State Park

City: Spencer

County: Van Buren

SBC Project No.:

Agency: DEPARTMENT OF ENVIRONMENT & CONSERVATION

Maximum Allowable Construction Cost (MACC): \$2,885,929.00

Development Manager: Phillips, Lanette

Agency Representative: Dunn, Ben

Project Description:

Renovation of Fall Creek Falls Campground C including upgrading the primary electrical system, demolishing and replacing existing bathhouses, improving access roads and sidewalks, and all required related work.

Additional information about the project can be found in the project's program document included as a part of this announcement.

Special Design or Submission Requirements:

None

Note: All information previously made available to consultants, by the State, and all information supplied by consultants to the State, relating to the subject project, will be made available to any potential respondents. Potential respondents desiring to review these documents can submit a request to STREAMDesigner.Interest@TN.gov.

Anticipated SBC Approval Date: 10.08.2020

Anticipated ESC Designer Selection Date: 10.19.2020

Anticipated Designer NTP Date: 01.08.2021

Anticipated Project Bid Date: 12.09.2021

Fall Creek Falls State Park Campground C Improvements

SBC Project #: 529/000-08-2012-21
Pre-Planning Report

July 31, 2017

Quality information

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Revision History

Revision	Revision date	Details	Authorized	Name	Position
0	7/6/17				
1	7/31/17				

Distribution List

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Table of Contents

Introduction	5
1. Utility Upgrades.....	11
2. Sitework	12
3. Structures	15
4. Campground Amenity Equipment	16
5. Probable Construction Costs	17
Appendix A – Photograph Log.....	18
Appendix B – Listing of Campsite Upgrades	19
Appendix C – Opinion of Probable Construction Costs.....	20

Figures

Figure 1: Fall Creek Falls State Park Map	6
Figure 2: Campground Map	7
Figure 3: Map of Existing Conditions.....	8
Figure 4: Map of Proposed Upgrades	10

Tables

Table 1: Camping Units with Mobility Features	12
Table 2: Clear Ground Space.....	12
Table 3: Maximum Running Slope and Segment Length	13

Introduction

AECOM Scope

Under the Consulting Services Contract SBC Project No, 529/000-08-2012 with Tennessee Department of General Services, AECOM was contracted to provide engineering services for programming of campground improvements at Fall Creek Falls Campground C located in Van Buren County. AECOM representatives attended a site visit on June 9 and June 28, 2017. State of Tennessee Park Ranger Andrew Wright, STREAM representative Lanette Phillips, and Director of Facilities Management David Benton, discussed the desired upgrades for the campground. Appendix A contains a pertinent photo log from the site visit. This report represents the narrative description of the proposed improvements per our scope of services which consists of five components:

1. conduct a study and recommend improvements to the utility infrastructure including water, sewer, and electrical upgrades (presented in Section 1)
2. evaluate the site in terms of paving, storm drainage, campsite reconfiguring, and ADA accessible campsites (presented in Section 2)
3. provide a description of new structures including new yurts and new bathhouses (presented in Section 3)
4. provide a narrative of desired campsite furnishings, playground facilities, and requirements for ADA compliance (presented in Section 4)
5. provide a detailed opinion of probable construction costs (OPCC) for the programmatic level improvements (presented in Section 5 with spreadsheet attached to Appendix C)

The Facility

Fall Creek Falls State Park is located in Bledsoe and Van Buren Counties between Spencer and Pikeville, Tennessee. Campground C is located in the Van Buren portion of the park. The park map is shown in Figure 1. The campground map is shown in Figure 2. An aerial map of the campground with existing conditions is shown in Figure 3. The campground has a playground and pavilion. A bathhouse structure is located in the southern area of the campground. There is one campsite (C177) currently designated ADA accessible. There are currently 38 campsites with water and electrical hookups, grills, fire rings, picnic tables and approximately 25' x 12' gravel parking pads. Additionally, there are 7 primitive sites with no water or electrical hookups. The primitive sites are furnished with fire rings, garbage cans, and picnic tables. There is a gravity main sewer service system for the existing bathhouse and two camp sites (C175 and C176). An RV dump site is located near the check-in facility at a location remote from Campground C.

Figure 1: Fall Creek Falls State Park Map

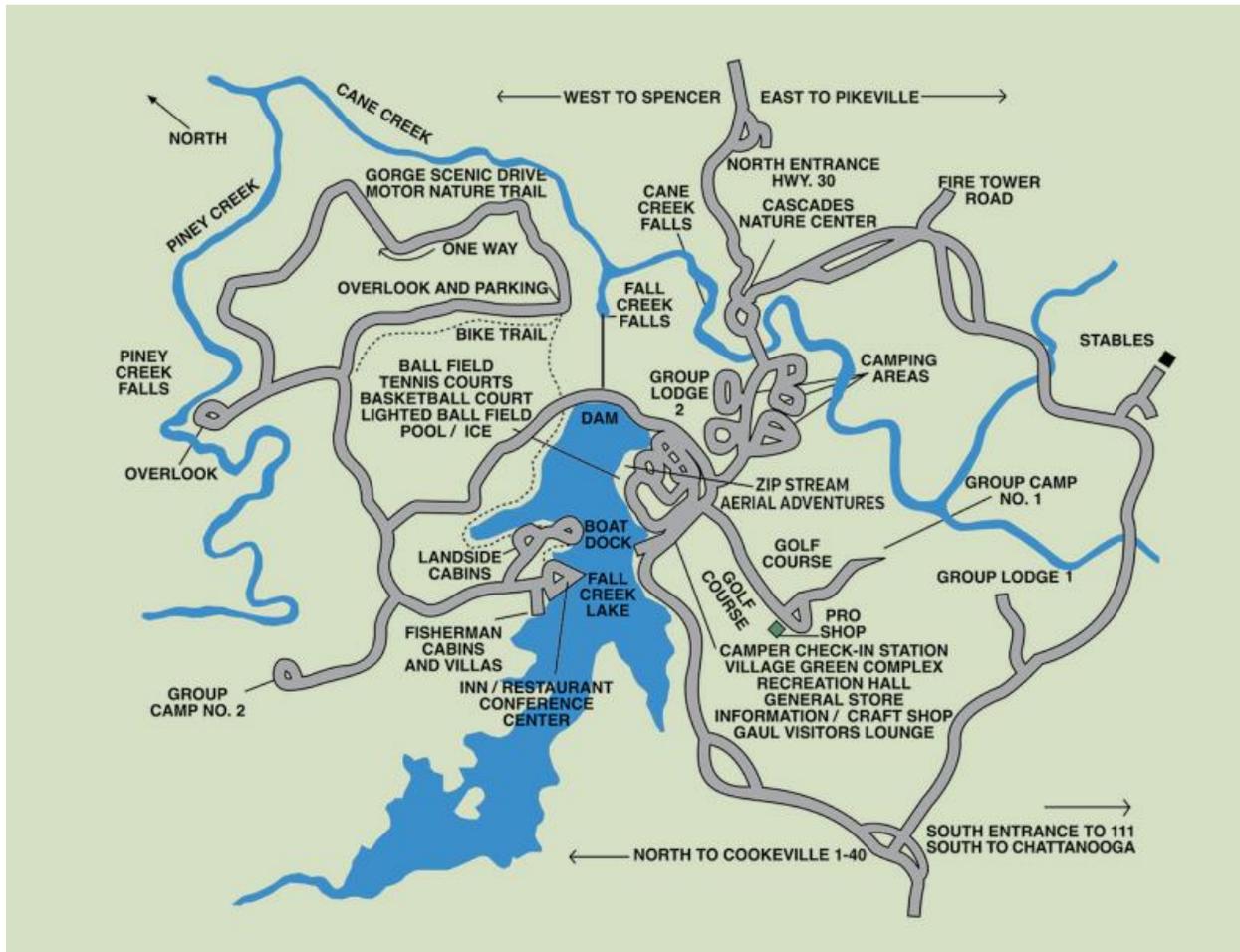


Figure 2: Campground Map



Figure 3: Map of Existing Conditions



Campground Upgrades

Upgrades being programmed for Campground C cover a wide variety of improvements to enhance the experience of park visitors. Upgrades include:

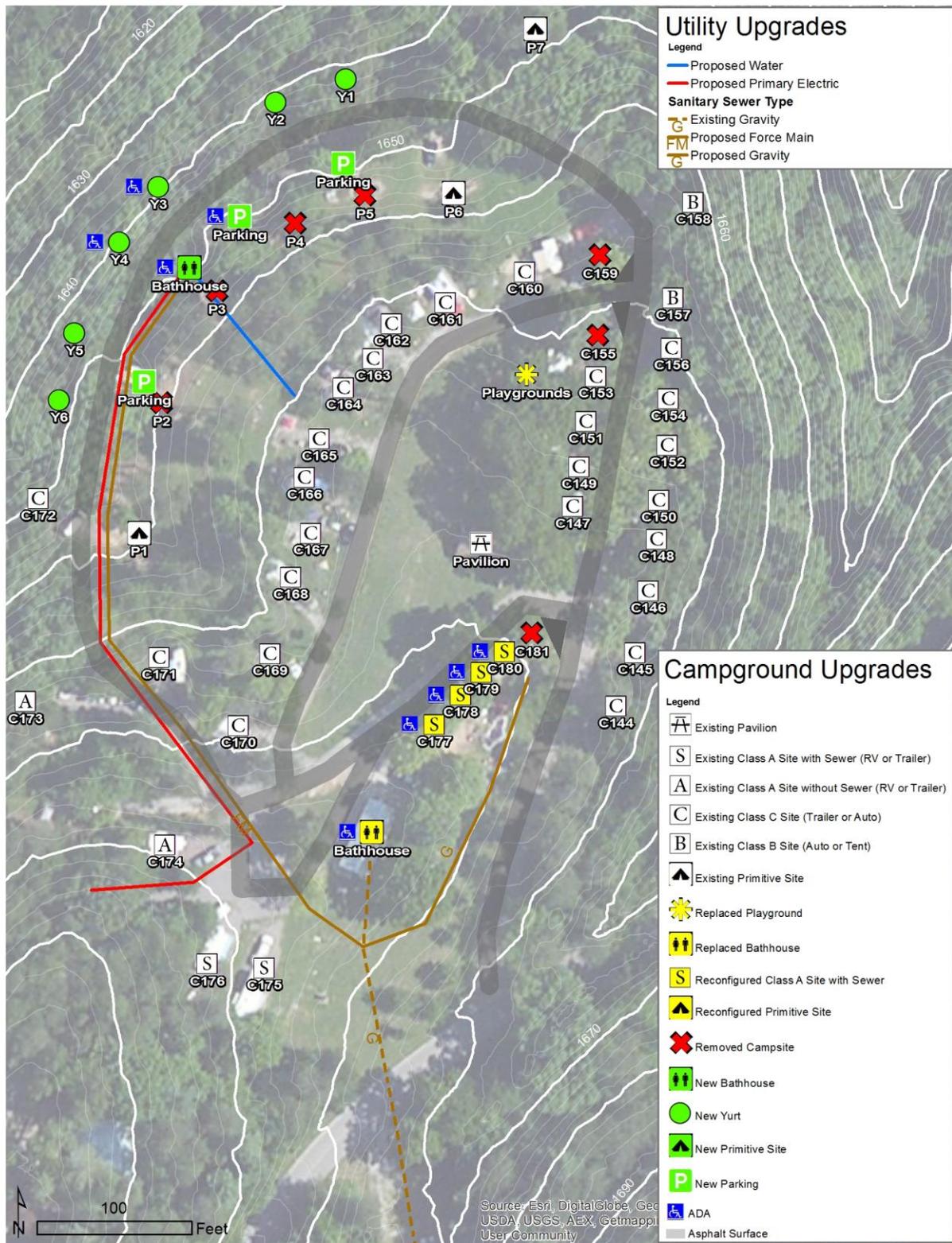
1. Replacement of the existing bathhouse (separate contract)
2. Additional bathhouse (separate contract) and parking area on the lower loop
3. Addition of 6 yurt campsites
4. Replace electrical pedestals and upgrade to 50 amp
5. Replacement of playground (allowance)
6. Replacement and addition of new campsite furnishings
7. Ensure ADA mobility feature compliance
8. Resurface and widen circulation roads and pave ADA campsite parking areas
9. Reconfigure Campsites

Campsite reconfiguration within Campground C will better arrange the orientation and access to the sites as well as improve circulation within the campground. Sites C177-C180 will be reconfigured and consolidated to allow for four back-in RV campsites, equipped with sewer hookups. Sites C155, C159, and C181 will be removed to allow for better turning movements on the circulation roads. Primitive sites P2-P5 will be removed for new bathhouse and parking areas to serve the new yurts. A map of the campground with proposed upgrades is shown in Figure 4. A detailed listing of upgrades specific to each site is available in Appendix B.

Available Data Utilized in Preparation of the OPCC

Programmatic design for improvements contained within the site was based upon available GIS data and field visits. A field run topographic survey is needed to improve the accuracy of this document and the associated opinion of probable construction costs (OPCC) located in Appendix C. The following sections relate to the line items provided in the construction 'estimate'.

Figure 4: Map of Proposed Upgrades



1. Utility Upgrades

Domestic Water

There are several recommended improvements to the domestic water system as follows:

1. A 2" SDR-21 PVC water line will be extended from existing line servicing the upper loop road campsites to the new bathhouse and yurts on the lower loop road.
2. A new frost proof water hydrant will be installed at the new bathhouse and yurts on the lower loop road
3. All existing spigots will be replaced with frost-proof water hydrants
4. Water hydrants will be relocated as needed for new configuration of campsites C177-C180
5. New water hydrants will be installed at campsites C176 and C158. Campsite C176 shares currently shares a spigot with C175 and is on the wrong side of the space. The current spigot at campsite C158 is too far from the living area.

Sanitary Sewer

There are several recommended improvements to the sewer system as follows:

1. New 6" gravity sanitary sewer line and hookups for new sites (C177-C180)
2. New grinder pump and 2" force main providing sewer to the new bathhouse structure on the lower loop
3. Replace section of existing gravity sewer between the bathhouse and manhole

Electric

Electrical service to the campground is provided by Sequachee Valley Electric Cooperative (Utility). This service is provided by one of two overhead primaries (14.4kV) which enter the campground from across Village Camp Road to a pole adjacent to the existing bathhouse. One of the overhead primaries drops to a pole mounted transformer which serves the campsites and structures with 600 amp main disconnect at 120/240V. The other overhead primary transitions to underground at the same location, and continues to a pad mounted transformer to serve Group Camp #2 near campsite C174.

There are several recommended improvements to the underground electrical secondary service to campsites and structures as follows:

1. The existing electrical service to the main bathhouse will be replaced to serve the new bathhouse structure lighting, receptacles, water heaters, and equipment.
2. The existing pedestals will be replaced with new NEMA 3R rated direct burial RV pedestal, to house 50, 30, and 20 amp plugs, similar to recent upgrades in other campgrounds.
3. An additional pedestal for campsite C158, to better serve the living area.

Additional electrical service is required to serve the new yurts, lower bathhouse, and sewage pump on the lower loop road. Recommended improvements to provide service to the lower loop road are as follows:

1. Install new underground primary from the existing Group Camp #2 transformer along the outside of the lower loop road to a new pad mounted transformer, between yurt campsites Y3 and Y4.
2. Secondary runs will be made to provide 120/240V service to each of the six yurt campsites, new bathhouse, and sewage pump located on the lower loop road.

Sequachee Valley Electric Cooperative (SVEC) was contacted to determine if upgrades would require any anticipated aid to construction costs for the State. SVEC provides maintenance for the parks electric services and can perform construction of new services, if desired. Through an email, SVEC estimates \$8/ft to pull underground primary conductors and \$1,500.00 per each pad mount transformer. This includes pulling the conductor and setting the transformers but not installing the conduit system. Metering for the park is captured from an existing current transformer (CT) and does not need to be modified for improvements to Campground C.

2. Sitework

ADA Requirements

The U.S. Access Board was referenced to obtain current design standard requirements as set forth by the Americans with Disabilities Act (ADA) for recreation facilities and outdoor developed areas at www.access-board.gov. These standards are required in addition to the commonly understood public parking, accessible route to the facility entrance, and toilet and bathing provisions. The Architectural Barriers Act (ABA) Accessibility Standards actually contains provisions for recreation facilities (Chapter 10) including outdoor constructed features, outdoor recreation access routes, etc. 'New' requirements that pertain to these desired campground upgrades, are found in located in Chapter 2: Scoping Requirements in Sections F244, F245, and 1011 to 1019 of the ABA Standards. Refer to the actual document during the design phase for particular requirements and exemptions. Paraphrasing highlights from the Guideline Sections:

F244 Camping Facilities: Camping facilities shall provide camping units with mobility features complying with F244.2 in accordance with Table1 (F244.2). Where a camping facility provides different types of camping units, Table1 (F244.2) shall apply to each type of camping unit provided.

Advisory F244.2 - Camping units for recreational vehicles only, camping units for tent camping only, and camping units with camp shelters are different types of camping units. Camping units with mobility features are not required to be identified by signs. Entities should provide information on the location of camping units with mobility features on websites, in brochures, and at bulletin boards or information kiosks at the camping facility. Where entities operate reservation systems for camping units or assign camping units upon arrival, entities should establish policies to ensure that camping units with mobility features are available for individuals with disabilities until all the camping units are occupied.

Using the ABA standards and number of proposed campsite types, it is determined that the new configuration of Campground C will require two Class A, two Class B/C, and two yurt campsites to have ADA mobility features.

Table 1: Camping Units with Mobility Features

Total Number of Camping Units Provided in Camping Facility	Minimum Number of Camping Units with Mobility Features Required
1	1
2 to 25	2
26 to 50	3
51 to 75	4

- a. **F245 Picnic Facilities:** Picnic facilities shall provide picnic units with mobility features in accordance with F245.2 and the picnic tables shall comply with section 1011.4 (see below).
- b. **1011 Outdoor Constructed Features:**
 - 1011.2 Clear Ground Space. The size and location of the clear ground space shall be in accordance with Table 1011.2.1. The surface of the clear ground space shall be firm and stable. The slope of the clear ground space surface shall not be steeper than 1:48 in any direction.

Table 2: Clear Ground Space

Outdoor Constructed Feature	Minimum Size and Location
Picnic tables	36 inches on all usable sides of the table measured from the back edge of the benches
Fire rings, grills, fireplaces, and woodstoves	48 inches by 48 inches on all usable sides of the fire ring, grill, fireplace, and woodstove Center the space on each usable side of the grill, fireplace, and woodstove
Trash and recycling receptacles	36 inches by 48 inches positioned for forward approach to the receptacle opening; or 30 inches by 60 inches positioned for a parallel approach to the receptacle

	opening
Water hydrants	<p>72 inches by 48 inches with the long side of the space adjoining or overlapping an outdoor recreation access route or trail, as applicable, or another clear ground space</p> <p>Locate the space so that the water spout is 11 inches minimum and 12 inches maximum from the rear center of the long side of the space</p>

- 1011.2.4 Picnic Tables. The tops of dining surfaces and work surfaces shall be 28 inches minimum and 34 inches maximum above the finish floor or ground. Picnic tables shall provide at least one wheelchair space for each 24 linear feet of usable table surface perimeter. Wheelchair spaces shall be 30 inches minimum by 48 inches minimum. Wheelchair spaces shall be positioned for a forward approach to the table and provide knee and toe clearance complying with 306 under the table.
 - 1011.5 Fire Rings. Fire building surfaces shall be 9 inches minimum above the ground. Where provided, cooking surfaces shall be 15 inches minimum and 34 inches maximum above the ground. Where fire rings and/or grills are constructed with raised edges or walls, the depth of the raised edge or wall shall be 10 inches maximum.
 - *Advisory 1011.5 - Fire Rings, Grills, Fireplaces, and Wood Stoves.* Fire rings with double walls or insulation on the sides are recommended to prevent burns.
 - 1011.6 Water Spouts. Water spouts at water hydrants and water utility hook-ups shall be 28 inches minimum and 36 inches maximum above the ground.
- c. 1012 Parking Spaces Within Camping Units and Picnic Units and Pull-Up Spaces at Dump Stations:
- Parking spaces and pull-up spaces for recreational vehicles shall be 20 feet wide minimum.
 - The slope of the surface of parking spaces and pull-up spaces shall not be steeper than 1:48 in any direction.
- d. 1013 Tent Pads
- 1013.2 Clear Ground Space. Clear ground space shall be provided on all usable sides of tent pads and tent platforms. The clear ground space shall be 48 inches wide minimum. The surface of the clear ground space shall be firm and stable. The slope of the surface of tent pads and clear ground spaces shall not be steeper than 1:48 in any direction.
- e. 1016 Outdoor Recreation Access Routes: The surface of outdoor recreation access routes, passing spaces, and resting intervals shall be firm and stable. If the route is a minimum of 60 inches wide, particulars of passing spaces are not required. The running slope of any segment of an outdoor recreation access route shall not be steeper than 1:10 (10%). Where the running slope of a segment of an outdoor recreation access route is steeper than 1:20 (5%), the maximum length of the segment shall be in accordance with Table 1016.7.1, and a resting interval complying with 1016.8 shall be provided at the top and bottom of each segment. The cross slope of a paved access route shall not be steeper than 1:48.

Table 3: Maximum Running Slope and Segment Length

<u>Running Slope of Outdoor Recreation Access Route Segment</u>		<u>Maximum Length of Segment</u>
Steeper than	But not Steeper than	
1:20 (5%)	1:12 (8.33%)	50 feet (15 m)
1:12 (8.33%)	1:10 (10%)	30 feet (9 m)

Erosion Control

The anticipated improvements to the campground will disturb over one acre of land. Exceeding this threshold requires a Notice of Intent and a Stormwater Pollution Prevention Plan (SWPPP) to be submitted to TDEC under the

General Permit TNR100000. Erosion control best management practices will be required to prevent erosion and capture and prohibit sedimentation from leaving the site. Typical measures have been included in the program to capture this anticipated construction cost such as silt fencing, stone construction exit, and tree protection fencing and seeding.

Site Demolition

The existing picnic tables, picnic table pads, electric pedestals, water spigots, fire rings, and garbage cans will be removed to accommodate the upgrades to the campground. Selective trees will also be required to be removed to allow for the RV sites and forecasted utility revisions as well as removal of beetle kill. Select areas of the existing asphalt access drive and campsites will have to be cut, and patched to accommodate the new electrical service conduits, storm drainage and sanitary sewer lines prior to any final surface paving.

Drainage Improvements

Drainage along the lower loop road will need to be addressed to prevent erosion and provide safety for visitors. This improvement includes the expansion and lining of the existing ditch, replacing culverts and installation of new headwalls underneath the existing parking areas, and consolidation of cross drain pipes. Additionally, erosion issues at campsite C145 will need to be corrected.

Earthwork

Earthwork will be required to re-grade existing "cut-out" areas along the lower loop road to accommodate new parking areas and the new lower loop bathhouse. In addition, the widening of the lower loop road and ditch stabilization will require minor earthwork.

Pavement

The current campground circulation roads are 10-12 feet wide and total 2,200 feet in length. The campground circulation roads will be widened to 14 feet and overlaid with 1.5 inches of asphalt surface. Increased turning radii, due to the elimination of campsites C159, C155, and C181, will allow for better maneuverability within the campground. Additionally, three parking areas, located on the lower loop road, will be paved to accommodate parking for the new yurt campsites and bathhouse.

The four ADA accessible RV campsites are to be paved with asphalt and will have 5' striped sidewalks extended from the asphalt to the picnic tables pads and to the nearby bathhouse. The ramp at the existing bathhouse will be replaced and necessary improvements for an ADA accessible route to the bathhouse will be made. The two ADA accessible yurt campsites will have 5' striped walkways extended from the yurt decks to the paved parking and nearby bathhouses. All slopes and cross-slopes will be in accordance with ADA guidelines discussed earlier.

Gravel

The proposed campground will have 31 sites with gravel parking areas of various dimensions. These sites will receive an additional 4" of gravel. Six of the campsites will receive new, 12' x 18', pea gravel, tent pads enclosed by 6" pressure treated timbers. Tent pads will have stone size #9 at a depth of 4".

Miscellaneous

The accessible campsites and the parking spaces at both bathhouses will have the universal ADA symbol painted on the asphalt. A concrete splash pad will be installed at each campsite and bathhouse water hydrant to prevent scour. Concrete picnic table pads will be installed for all campsites with replaced picnic tables. Campsites with damaged wooden tie retaining walls will be replaced.

3. Structures

Yurts

The six new yurt campsites are to be located on the lower loop in the wooded area across the roadway from primitive sites. Designs for the deck will be provided by the yurt manufacturer. Yurts will be provided by the manufacturer as kits and assembled per manufacturer's instructions. Installation will occur on newly created campsites and will require the extension of existing campground electrical and new campsite furnishings. The yurts are to be installed with the following features:

1. 20 feet in diameter
2. Accommodate up to 6 occupants
3. Installed on platform which also serves as deck. The platforms will be elevated on piers to avoid grading work in the wooded areas.
4. Electricity
5. Campsite furnishings (picnic table, fire ring with grate, garbage can, markers)
6. Centralized parking shared between two sites
7. ADA mobility features (2 yurts)

Bathhouses

The existing structure will be demolished and removed from the site including the foundation and underground plumbing systems. We have assumed that there will be no hazardous materials encountered. Bathhouses will be procured from CXT, under a separate contract. The programmatic level description of each bathhouse is as follows:

1. A new combination restroom/ shower house is to be located in the same general location as the current structure. The structure is a precast concrete structure that will be delivered and installed on site. The description of the Cheyenne model bathhouse to be used is as follows:
 - a. Men's side to have 2 showers (1 ADA), 2 toilets (1 ADA), 1 urinal and 2 sinks.
 - b. Women's side to have 2 showers (1 ADA), 3 toilets (1 ADA), and 2 sinks.
2. A new combination restroom/ shower house is to be installed. The structure is a precast concrete structure that will be delivered and installed on site. The description of the Navajo model bathhouse to be used is as follows:
 - a. Four family assist facilities, each with 1 shower (ADA), 1 toilet (ADA), and 1 sink.

4. Campground Amenity Equipment

Campsite Furnishings

There are several recommended campsite furnishings to be replaced at the RV campsites as follows:

1. Fire rings with cooking grates
2. Shared use of animal-proof garbage cans
3. Heavy duty picnic tables
4. Lantern posts — not currently present
5. Campsite markers

The six ADA sites will require handicap accessible furnishings.

Playground Facilities

The existing playground facility will be demolished and removed from the site. The playground will be procured under a separate contract with a \$75,000 allowance. The replacement playground will feature a certified engineered wood fiber surface.

5. Probable Construction Costs

An opinion of probable construction costs (OPCC) is provided in Appendix C. It is based upon 2017 dollars and is based upon the assumption that the campground will be closed during construction. This is an order of magnitude level estimate based upon a two site visits and review of available data. Topographic and geotechnical surveys will provide valuable information to the designers that were not available at the time of preparation of this document. The intended purpose is to establish a high level program of improvements along with a high level estimate of construction costs suitable for use in the budgeting process. The two new bathhouse structures are included in the OPCC document by model name, but are not included in the estimated cost. It is understood that the bathhouses will be procured under a separate contract.

Appendix A – Photograph Log

All photographs were taken on June 9, 2017 between 2:00 and 3:00 p.m. CST.



Photograph #1
Existing Bathhouse

Note: To be replaced
with new bathhouse



Photograph #3
Water valve

Note: Main Shutoff



Photograph #4
Sewer Manhole

Note: On existing
gravity line



Photograph #5
Water valve

Note: Service to Group
Camp #2 with pressure
reducing valve



Photograph #6
Electrical panel

Note: Incoming 14,400 volt primary. Pole mounted transformer serves panel for sites and bathhouse. Service to weatherhead goes underground to pad mounted transformer in Group Camp #2 area.



Photograph #9
Existing bathhouse
sink and shower



Photograph #11
ADA parking at
bathhouse



Photograph #12
Parking and ramp at
bathhouse



Photograph #13
Upper loop road at
campsite C177



Photograph #14
Electric pedestal at
campsite C178

Note: Shows existing
50A 2 pole, 30A single
pole and 2 15A GFCI
outlets



Photograph #15
Entrance road to
Campground C



Photograph #16
Amenities at campsite
C144



Photograph #17
Marker and garbage
can at campsite C144



Photograph #18
Campsite C181

Note: Site to be removed due to size and location on inside of turning radius



Photograph #19
Campground road at
campsite C146



Photograph #20
Amenities at campsite
C145



Photograph #21
Pavilion and amenities
at campsite C151



Photograph #22
Playground and
amenities at campsite
C153



Photograph #23
Upper loop road at
campsite C159



Photograph #24
Lower loop road at
campsite C158



Photograph #25
Lower loop road at
campsite C158

Note: Electrical pedestal and water hydrant will be added to site due to current distance between existing and the living area.



Photograph #26
Lower loop road
between campsites
C157 and C158

Note: Electrical pedestal on the left is for campsite C158 and is distant from the C158 living area



Photograph #27
Campsite C159

Note: Site to be removed due to size and location on inside of turning radius



Photograph #28
Lower loop road and back of campsite C159



Photograph #29
Lower loop road
parking for campsite
P6



Photograph #30
Campsite P6



Photograph #31
Marker and garbage
can for campsite P5



Photograph #32
Campsite P5



Photograph #33
Drain pipe below lower
loop road between
campsites P3 and P4



Photograph #34
Culvert and parking at
campsite P4



Photograph #35
Culvert and parking at
campsite P4



Photograph #36
Culvert and parking at
campsite P3



Photograph #37
Amenities at campsite
P2



Photograph #38
Culvert and parking at
campsite P2



Photograph #39
Lower loop road near
campsite P1



Photograph #40
Campsite C171



Photograph #41
Upper loop and main
road intersection near
the bathhouse

Appendix B – Listing of Campsite Upgrades

Appendix C – Opinion of Probable Construction Costs



Fall Creek Falls State Park



Campground C Improvements

Programmatic Level - Detailed Opinion of Probable Construction Costs in 2017 Dollars
based upon the assumption that the campground will be closed during construction.

31-Jul-17

No costs have been included related to phasing, temporary camper access, etc.

Sub-Category	Description	Quantity	Unit	Unit Price	Subtotal	TOTAL
I. Utility Upgrades						\$221,605
Domestic Water					With 15% contingency =	\$52,440
	2" PVC water line extension from upper loop road to new bathhouse and yurts on lower loop road	400	LF	\$50	\$20,000	
	Water hydrant for new bathhouse on lower loop road	1	EA	\$500	\$500	
	Frost-proof water hydrant	42	EA	\$500	\$21,000	
	Water hydrant backer post	41	EA	\$100	\$4,100	
				<i>Subtotal</i>	<i>\$45,600</i>	
Sanitary Sewer					With 15% contingency =	\$74,635
	Duplex Grinder Pump	1	EA	\$30,000	\$30,000	
	2" Force main pipe	500	LF	\$40	\$20,000	
	6" PVC Sewer Service (1% min. slope)	215	LF	\$50	\$10,750	
	Repalce existing 6" PVC Sewer Service (1% min. slope)	70	LF	\$45	\$3,150	
	Cleanouts	4	EA	\$250	\$1,000	
				<i>Subtotal</i>	<i>\$64,900</i>	
Electric					With 20% contingency =	\$94,530
	Pad mounted transformer for new bathhouse, grinder pump, and yurts*	1	EA	\$1,500	\$1,500	
	Transformer pad	1	EA	\$1,000	\$1,000	
	3" Rigid Conduit for primary	500	LF	\$40	\$20,000	
	Pulling underground primary conductors*	500	LF	\$8	\$4,000	
	Service panels	3	EA	\$2,500	\$7,500	
	Secondary services (120/240V) Conduit and Conductors	630	LF	\$48	\$30,240	
	NEMA 3R RV pedestal (50/30/20 amp)	23	EA	\$250	\$5,750	
	NEMA 3R RV pedestal (30/20 amp)	19	EA	\$225	\$4,275	
	Service to replaced bathhouse (to CXT)	1	EA	\$4,510	\$4,510	
	*payable to Sequachee Valley Electric					
				<i>Subtotal</i>	<i>\$78,775</i>	

II. Sitework					\$275,433
Erosion Control				With 10% contingency =	\$13,750
Tree Protection Fencing	200	LF	\$10	\$2,000	
Stone Construction Exit	1	EA	\$2,000	\$2,000	
Silt Fencing	1000	LF	\$3	\$2,500	
Temporary Seeding and Straw	2	AC	\$1,500	\$3,000	
Riprap Check Dam	10	EA	\$300	\$3,000	
			Subtotal	\$12,500	
Demolition				With 10% contingency =	\$31,020
Remove Wooden Picnic Table	18	EA	\$50	\$900	
Remove Concrete Picnic Table	27	EA	\$250	\$6,750	
Remove Concrete Picnic Table Pad	38	EA	\$300	\$11,400	
Remove Electric Pedestals	38	EA	\$75	\$2,850	
Remove Water Spigots	38	EA	\$25	\$950	
Remove Fire Rings	45	EA	\$15	\$675	
Remove Garbage Cans	45	EA	\$15	\$675	
Selective Tree Removal	1	LS	\$4,000	\$4,000	
			Subtotal	\$28,200	
Drainage				With 20% contingency =	\$42,570
Ditch Grading and Riprap Lining	425	LF	\$25	\$10,625	
Remove Existing Pipe	130	LF	\$20	\$2,600	
30" RCP Culvert Crossing	48	LF	\$100	\$4,800	
Outlet Protection	1	EA	\$1,200	\$1,200	
4' x 4' Inlet	1	EA	\$2,000	\$2,000	
Headwalls	11	EA	\$750	\$8,250	
18" RCP Culvert Pipe	120	LF	\$50	\$6,000	
			Subtotal	\$35,475	
Earthwork				With 10% contingency =	\$20,543
Subgrade Preparation for New Pavement	625	SY	\$3	\$1,875	
Strip and Stockpile Topsoil	200	CY	\$4	\$800	
Place Topsoil	200	CY	\$5	\$1,000	
Unclassified Excavation (Assumes No Rock)	700	CY	\$15	\$10,500	
Permanent Seeding and Straw	3	AC	\$1,500	\$4,500	
			Subtotal	\$18,675	
Pavement				With 20% contingency =	\$141,300
Asphalt Pavement (8" Base, 2" Binder)	625	SY	\$31	\$19,375	
Overlay Entire Campground 1.5" Asphalt	4025	SY	\$15	\$60,375	
Concrete Picnic Table Pad (10' x 12' x 4" thk.)	38	EA	\$1,000	\$38,000	
			Subtotal	\$117,750	
Gravel				With 20% contingency =	\$20,640
Tent Pads (12'x18' - 6x6 timbers/#9 pea gravel)	6	EA	\$1,000	\$6,000	
Parking Areas (4")	160	CY	\$70	\$11,200	
			Subtotal	\$17,200	
Miscellaneous				With 10% contingency =	\$5,610
Painted ADA Symbol	2	EA	\$200	\$400	
Stripe New ADA Yurt/Bathhouse Parking Lot	1	LS	\$500	\$500	
Concrete Splash Pads at Water Hydrants	42	EA	\$100	\$4,200	
			Subtotal	\$5,100	

III. Structures					\$1,003,750
Yurts			With 10% contingency =		\$453,200
Yurt	6	EA	\$25,000	\$150,000	
Platform and Elevated Pier Footings	6	EA	\$30,000	\$180,000	
Wooden walkway	6	EA	\$1,500	\$9,000	
Site Clearing/ Stabilization	6	EA	\$2,000	\$12,000	
Contractor installation	6	EA	\$6,000	\$36,000	
Furnishings	6	EA	\$4,000	\$24,000	
ADA mobility features	2	EA	\$500	\$1,000	
			Subtotal	\$412,000	
Bathhouses (separate contract)			With 10% contingency =		\$550,550
CXT Cheyenne	1	EA	\$275,500	\$275,500	
CXT Navajo	1	EA	\$225,000	\$225,000	
			Subtotal	\$500,500	
IV. Campground Amenity Equipment					\$156,779
Campsite Furnishings			With 5% contingency =		\$80,779
Animal Proof Garbage Cans	15	EA	\$800	\$12,000	
Fire Rings fixed grate	38	EA	\$188	\$7,144	
ADA Fire Rings with heat shield	6	EA	\$304	\$1,824	
Fire Ring Anchors (B2 + B3)	44	EA	\$18	\$792	
Picnic Tables 8ft Treated Pine	38	EA	\$308	\$11,704	
ADA Picnic Tables 8ft Treated Pine	6	EA	\$406	\$2,436	
Lantern Posts	29	EA	\$100	\$2,900	
Lantern Holders w/ ADA Accesible Arm	6	EA	\$122	\$732	
Delivery and Installation Charges	44	EA	\$850	\$37,400	
			Subtotal	\$76,932	
Playground			With 0% contingency =		\$76,000
Demolish & Remove Existing	1	EA	\$1,000	\$1,000	
Playground Allowance	1	EA	\$75,000	\$75,000	
			Subtotal	\$76,000	
V. Other Costs					\$82,878
Additional Construction Costs			With 0% contingency =		\$82,878
Mobilization (5%)	1	EA	\$82,878	\$82,878	
			Subtotal	\$82,878	
Project Total w/ Contingencies					\$1,740,444

