

Redevelopment of Baker Lake Resort

1. The Forest Service proposes to use 2010 RAM funds to contribute to the full redevelopment of the Baker Lake Resort as documented in the Baker Lake Resort Redevelopment Plan under the License and Settlement Article 303. The proposed use of these funds is to meet safety and accessibility standards and to items from the original plan.
2. This portion of the project will be completed in 2011. It is the intent to have the campground open for the 2011 season.
3. The benefit is a fully functional campground that complies with all standards and requirements for operation.
4. All funding is documented in the attached tables.
5. The contractor has nearly completed \$650,000 worth of work and will be able to complete these additional items.
6. It is most cost-effective to complete the development of a new campground in such a way that the facilities meet all standards for safety, accessibility and convenience. It would not be appropriate to attempt to address these items once the facility is open. This project was the focus of several years of planning by the RRG and it would be prudent to complete the project to standards agreed upon in the Plan.

Project Summary

SA Article 303 (Baker Lake Resort Redevelopment Plan) was funded in the amount of \$91, 526 (2006 \$) for the first year and \$680,000, for year two. Of this total amount, PSE had expended \$30,000 for planning and \$146,711 for decommissioning costs (PSE final accounting Nov 19, 2009). The final total payment to the Forest Service was \$629,359 (\$2009-10).

On February 26, 2010 the Recreation Resource Group (RRG) voted to distribute \$50K Ram funds to the USDA-FS for the Baker Lake Resort Redevelopment. At that time, prior to the contract award, the funds were projected to go toward solar security lighting phase 1 and a picnic shelter.

The Baker Lake Resort Redevelopment contract was awarded in June of 2010 for \$600,300 (bids were \$50,000 and higher over estimate) which was the amount available after Forest Service contract prep and administration costs were provided for. This contract and contributions from other funding sources provides for the development of the 30 unit campground specified in SA Article 303 (Baker Lake Resort Redevelopment Plan) as well as the basic infrastructure needed to complete the designed 50 unit development. (Efficiencies are gained by installing infrastructure when the site is undeveloped, vs. attempting to retrofit later). Funding contributed by the Forest Service and Concessionaire, allowed items to be included in the contract that are in addition to the

basic 30 unit campground. This allowed us to make the best use of the SA and RAM(1) funds and to work toward our mutual goal of full site development.

As with any contract there are adjustments that need to be made after contract award to meet changed conditions that develop during construction or are necessary to meet safety standards and the Americans with Disabilities Act (ADA) design requirements.

This table indicates the major items provided for under the contract, funded through the SA303 and RAM(1) funds, and Forest Service contributions. In addition, it details items to be funded under this RAM(2) request. The table also show items excluded from the contract because other funding was used to pay for these items.

BAKER LAKE CAMPGROUND RENOVATION	
CONTRACT ITEMS	
Mobilization, staking, clearing, building removal	\$12,100
Trails 3' and 5' wide ADA graveled, with timber edge crossings	\$89,760
campsites with gravel surfacing, barrier rock, angle stoves, tent pads, BBQs	\$88,135
Pump house, water, electrical, and septic systems	\$244,645
Road reconditioning and surfacing	\$77,460
Barriers, gates, fencing and traffic signs	\$74,100
Entrance sign base, entrance kiosk and pay station	\$14,100
Contract total	\$600,300
FS or CONCESSIONAIRE SUPPLIED (Forest Service Funds)	
Single CXT toilet (2)	\$60,000
Double CXT toilet (1)	\$40,000
HD picnic tables ADA (13)	\$7,800
Entrance sign	\$1,200
Campground signs (5)	\$500
Number posts (50)	\$8,750
Bulletin boards (2)	\$1,600
Electrical hookup to store est.	\$700
Fee tube (1)	\$400
Total	\$120,950

RAM 2 FUNDING PROPOSED	
ADA ADDITIONS & SAFETY REPAIRS	
Repair parking, CXT finish work	\$3,000
Trail adjustments	\$5,000
Concrete pad for ADA faucets	\$240
Concrete ADA ramps to toilets	\$1,200
Boat launch & dock safety repairs, Min. to open est.	\$11,000
Sub total	\$20,440
OPTION ITEMS FROM ORIGINAL DESIGN	
Picnic Shelter Construction and Installation (20' x 30') (1)	\$28,750
Additional contract contingency	\$810
RAM 2 Total	\$50,000
Item dropped from original design: remains unfunded Photovoltaic system (Solar Light and Posts) (3 units)	(\$16,500)