## Cabin 10

| | | |
|---|---|---|
| General Conditions | $ | 10,753.00 |
| Demolition | $ | 6,991.00 |
| Existing Conditions | $ | 15,200.00 |
| Concrete | $ | 25,000.00 |
| Wood & Plastic | $ | 22,750.00 |
| Thermal & Moisture Protection | $ | 7,000.00 |
| Doors & Windows | $ | 10,605.00 |
| Finishes | $ | 8,700.00 |
| Specialties | $ | 70.00 |
| Equipment | $ | 3,600.00 |
| Fire Suppression | $ | 9,000.00 |
| Plumbing | $ | 2,000.00 |
| Heating, Ventilation & Air Conditioning | $ | 9,000.00 |
| Electrical | $ | 2,500.00 |
| Utilities | $ | 12,000.00 |
| **TOTAL PROBABLE CONSTRUCTION COST** | **$** | **145,170** |
| **TOTAL CONSTRUCTION COSTS PER SQUARE FOOT** | **$** | **137** |
| | | |
| **OTHER PROJECT COSTS** | | |
| Furnishings, Fixtures & Equipment | $ | 2,500 |
| Architectural / Engineering Fees | $ | 10,162 |
| Construction Contingency @ 10% | $ | 14,517 |
| **SUBTOTAL OF OTHER PROJECT COSTS** | **$** | **27,179** |
| **TOTAL PROBABLE PROJECT COSTS** | **$** | **172,349** |
| **TOTAL PROJECTS COSTS PER SQUARE FOOT** | **$** | **162** |

The noted costs above reflect the work necessary to renovate Cabin 10. Noted above is also the cost for further destructive investigation and repair of the mold issue that plagues this Cabin. This cost opinion addresses the worst case scenario and based on this study's assessment and cost of renovation, Cabin 10 is not worthy of saving and should be demolished.

## Haven Hill Cabin

| | |
|---|---|
| General Conditions | $ 9,846.00 |
| Demolition | $ 2,800.00 |
| Concrete | $ 35,400.00 |
| Wood & Plastic | $ 3,000.00 |
| Thermal & Moisture Protection | $ 16,351.50 |
| Doors & Windows | $ 3,150.00 |
| Finishes | $ 8,100.00 |
| Specialties | $ 980.00 |
| Equipment | $ 1,800.00 |
| Fire Suppression | $ 9,000.00 |
| Heating, Ventilation & Air Conditioning | $ 9,000.00 |
| Electrical | $ 8,500.00 |
| Utilities | $ 25,000.00 |
| **TOTAL PROBABLE CONSTRUCTION COST** | **$ 132,928** |
| **TOTAL CONSTRUCTION COSTS PER SQUARE FOOT** | **$ 56** |

| | |
|---|---|
| **OTHER PROJECT COSTS** | |
| Furnishings, Fixtures & Equipment | $ 10,000 |
| Architectural / Engineering Fees | $ 9,305 |
| Construction Contingency @ 10% | $ 13,293 |
| **SUBTOTAL OF OTHER PROJECT COSTS** | **$ 32,598** |
| **TOTAL PROBABLE PROJECT COSTS** | **$ 165,525** |
| **TOTAL PROJECTS COSTS PER SQUARE FOOT** | **$ 70** |

The cost opinion for Haven Hill Cabin includes all work necessary for a complete renovation based on the field observations made only; it is not intended to be all encompassing. This work noted above is a representation of a total renovation that can be phased as required by the KDFWR. In order to use this Cabin for the upcoming Law Enforcement Training Program, the cost for the minor upgrades is approximately $30,000. This amount will allow for the trainees to occupy the building.

## Bunk House Cabins @ Camp Tecumseh

| | | |
|---|---|---|
| General Conditions | $ | 1,915 |
| Existing Conditions | $ | 500 |
| Concrete | $ | 3,200 |
| Wood & Plastic | $ | 1,000 |
| Doors & Windows | $ | 750 |
| Finishes | $ | 1,152 |
| Specialties | $ | 740 |
| Equipment | $ | 500 |
| Plumbing | $ | 5,000 |
| Heating, Ventilation & Air Conditioning | $ | 800 |
| Electrical | $ | 1,500 |
| Utilities | $ | 8,000 |
| **TOTAL PROBABLE CONSTRUCTION COST** | **$** | **25,857** |
| **TOTAL CONSTRUCTION COSTS PER SQUARE FOOT** | **$** | **58** |
| **OTHER PROJECT COSTS** | | |
| Furnishings, Fixtures & Equipment | $ | 1,000 |
| Architectural / Engineering Fees | $ | 1,810 |
| Construction Contingency @ 10% | $ | 2,586 |
| **SUBTOTAL OF OTHER PROJECT COSTS** | **$** | **5,396** |
| **TOTAL PROBABLE PROJECT COSTS** | **$** | **31,253** |
| **TOTAL PROJECTS COSTS PER SQUARE FOOT** | **$** | **71** |

The cost opinion is representative of a typical Cabin. The cost scenario for these Cabins represents them as standalone Cabins with all necessary plumbing for a bathroom and small kitchenette in each, as would be typical for a small hotel room. There are other scenarios that can be explored as well, but only this scenario has been estimated for this study.

## Cabins 1, 2, 5, 6, 7, 9 & 10

These Cabins have been recommended to be demolished. Cabins 1,2,5,6 & 7 are all of the same square footage and based on current trends for demolition the estimated cost to demolish each of these structures is approximately $14,950. Multiplied by 5, the total cost for demolition of these five Cabins will be approximately $74,800. Cabins 9 & 10 are both of the same square footage as well and the cost to demolish each of them is approximately $21,220. Multiplied by 2 the total cost to demolish both of these Cabins is $42,440. The combined total anticipated cost for all demolition is $117,240.

# TAB 6

# Operational Cost Projections

The Cost Projections noted herein are based on all of the buildings noted to be in operation on a year round basis without being shut down for seasonal purposes. The projections also will take into consideration periods of non-use due to the time of year when the Park is at its highest usage as well as it lowest usage. The projections are based on a square foot cost of the respective units. This unit cost includes gas, electricity and water usage for each of the buildings noted herein.

## Conference Center

For the purposes of this study it is presumed that the building will have seasonal use and that the peak months of use will be from April through October. The off peak months of use will be from November through March. During the peak months of use it is presumed that the building will be in use 80% of the time. During the off peak months it is presumed that the building will be used 25% of the time. Given those parameters the following costs projections have been derived.

**Peak Season – Apr thru Oct**

8AM to 8PM – $23,633 per year

8PM to 8AM - $5,909 per year

**Off Peak Season – Nov thru Mar**

8AM to 8PM – $5,539 per year

8PM to 8AM - $1,846 per year

Total Annual projected energy costs = $36,927

## Van Buren Cabin

For the purposes of this study it is presumed that the building will have seasonal use and that the peak months of use will be from April through October. The off peak months of use will be from November through March. During the peak months of use it is presumed that the building will be in use 80% of the time. During the off peak months it is presumed that the building will be used 10% of the time. Given those parameters the following costs projections have been derived.

**Peak Season – Apr thru Oct**

8AM to 8PM – $6,768 per year

8PM to 8AM – $1,692 per year

**Off Peak Season – Nov thru Mar**

8AM to 8PM – $1,700 per year

8PM to 8AM – $415 per year

Total Annual projected energy costs = $10,575

## Cabins 3A, 3B & 3C

For the purposes of this study it is presumed that the three Cabins will have seasonal use and that the peak months of use will be from April through October. The off peak months of use will be from November through March. During the peak months of use it is presumed that the building will be in use 80% of the time. During the off peak months it is presumed that the building will be used 10% of the time. Given those parameters the following costs projections have been derived.

**Peak Season – Apr thru Oct**

8AM to 8PM – $1,000 per year

8PM to 8AM – $250 per year

**Off Peak Season – Nov thru Mar**

8AM to 8PM – $200 per year

8PM to 8AM – $145 per year

Total Annual projected energy costs = $1,595 / Cabin x 3 Cabins = $4,785

## Haven Hill Cabin

For the purposes of this study it is presumed that the Cabin will have seasonal use and that the peak months of use will be from April through October. The off peak months of use will be from November through March. During the peak months of use it is presumed that the building will be in use 80% of the time. During the off peak months it is presumed that the building will be used 25% of the time. Given those parameters the following costs projections have been derived.

**Peak Season – Apr thru Oct**

8AM to 8PM – $4,972 per year

8PM to 8AM – $1,243 per year

**Off Peak Season – Nov thru Mar**

8AM to 8PM – $1,243 per year

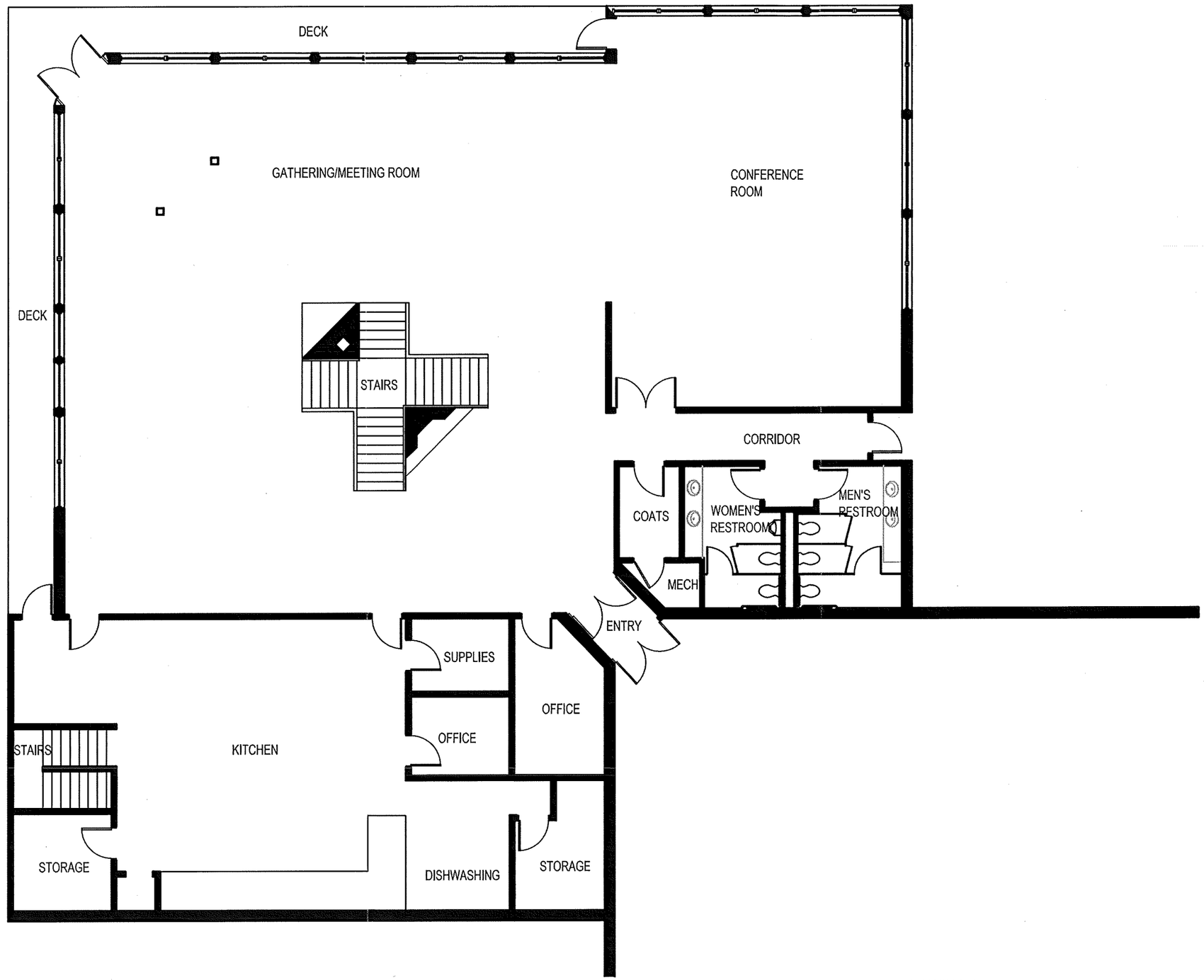
8PM to 8AM – $400 per year

Total Annual projected energy costs = $7,858

# TAB 7

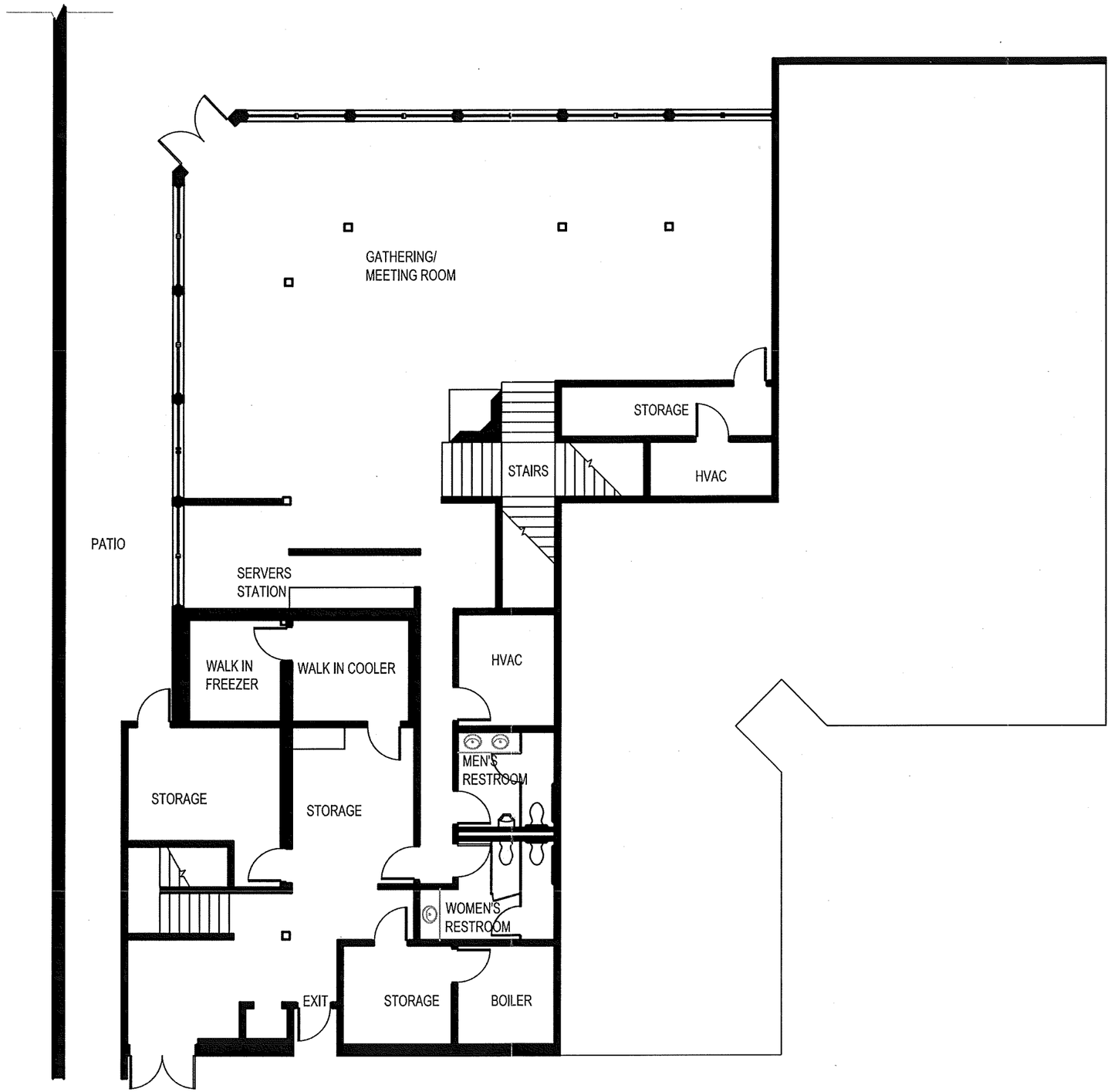
# Appendix

| | |
|---|---|
| Drawing 1 | Existing Conference Center – First Floor |
| Drawing 1A | Renovated Conference Center – First Floor |
| Drawing 2 | Existing Conference Center – Lower Level |
| Drawing 2A | Renovated Conference Center – Lower Level |
| Drawing 3 | Van Buren Cabin – First Floor |
| Drawing 4 | Van Buren Cabin – Second Floor |
| Drawing 5 | Cabin No. 10 |
| Drawing 6 | Haven Hill Cabin |
| Drawing 7 | Bunk House Cabin @ Camp Tecumseh |



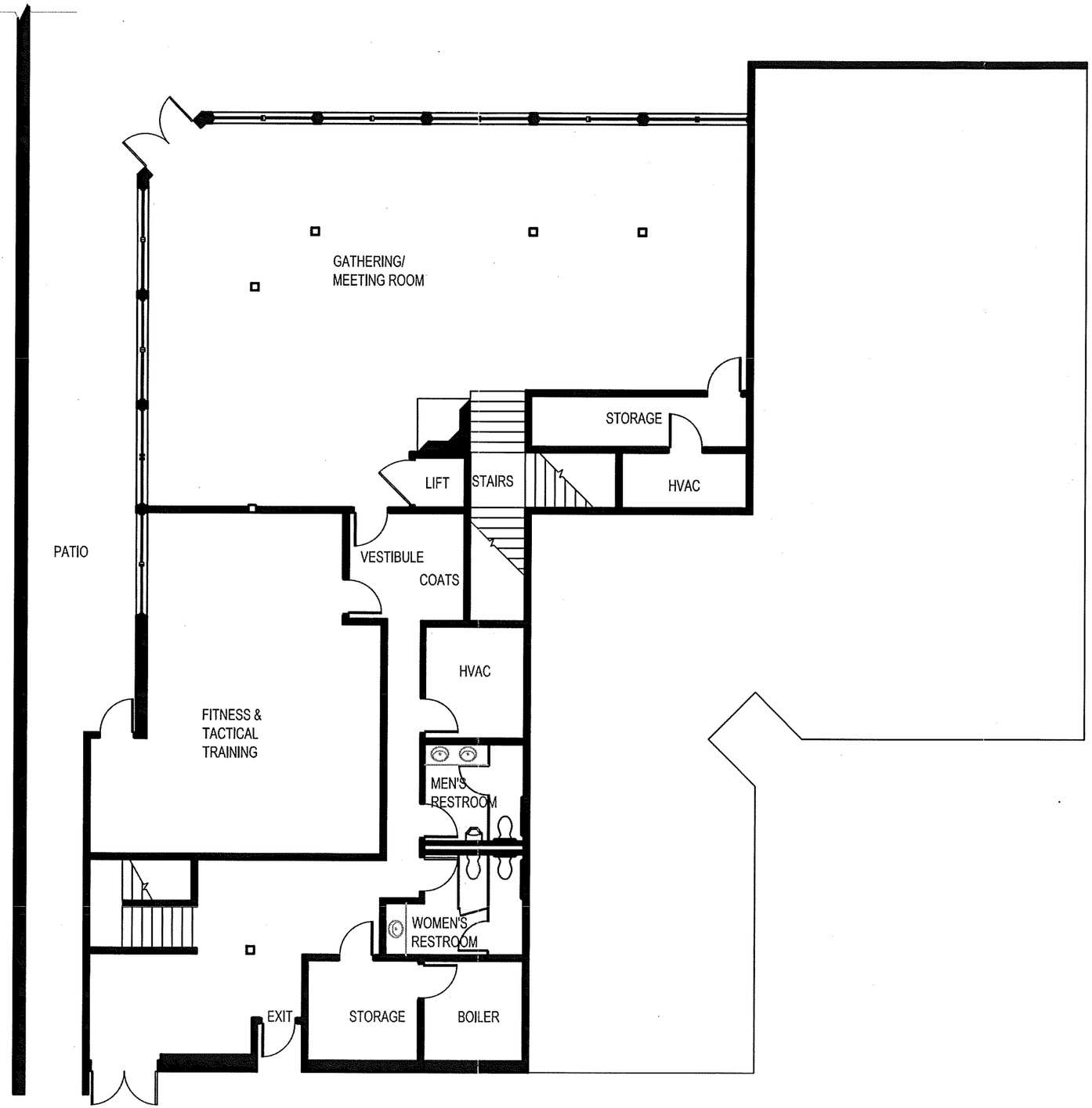

FIRST FLOOR
CONFERENCE CENTER

DRAWING 1



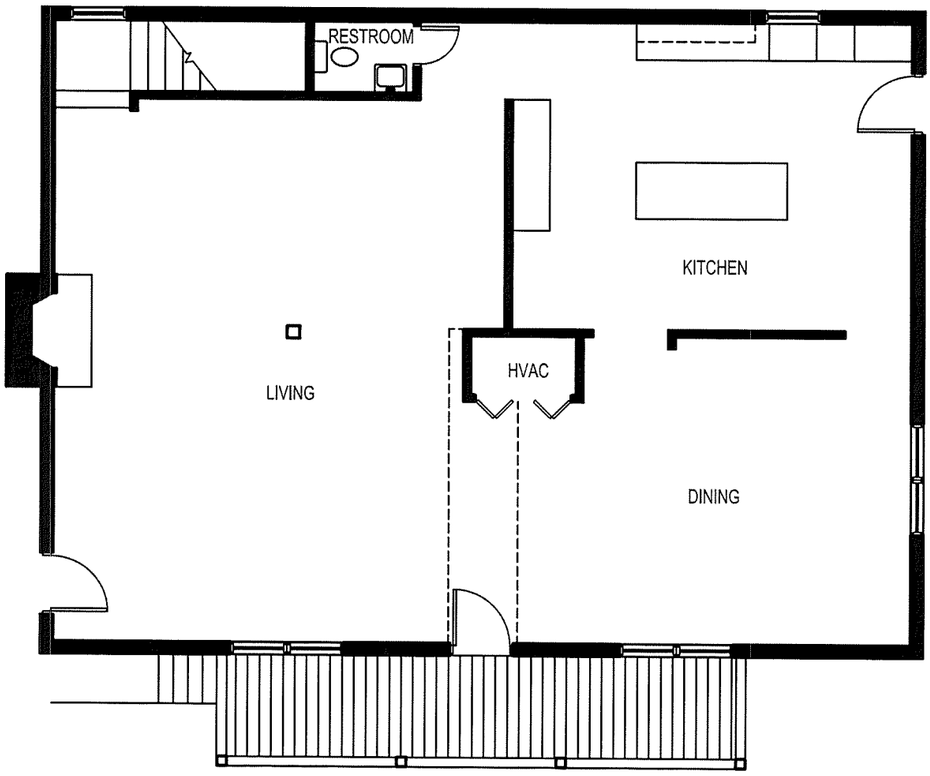

LOWER LEVEL
CONFERENCE CENTER

DRAWING 2



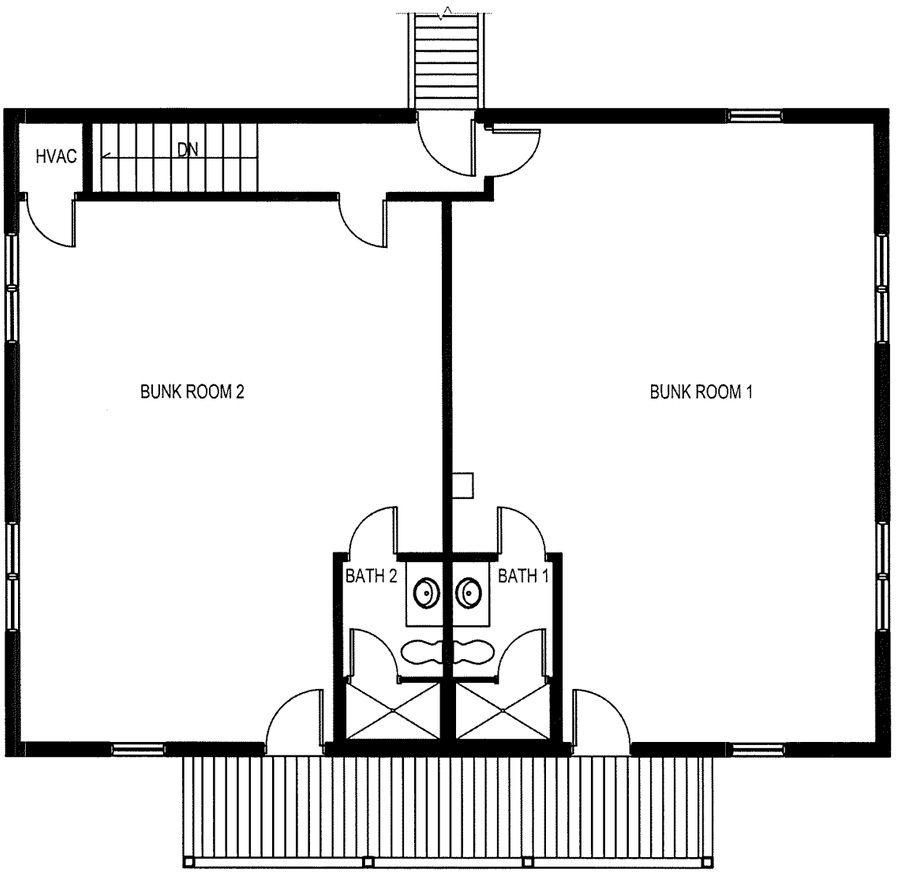

LOWER LEVEL
CONFERENCE CENTER

DRAWING 2A



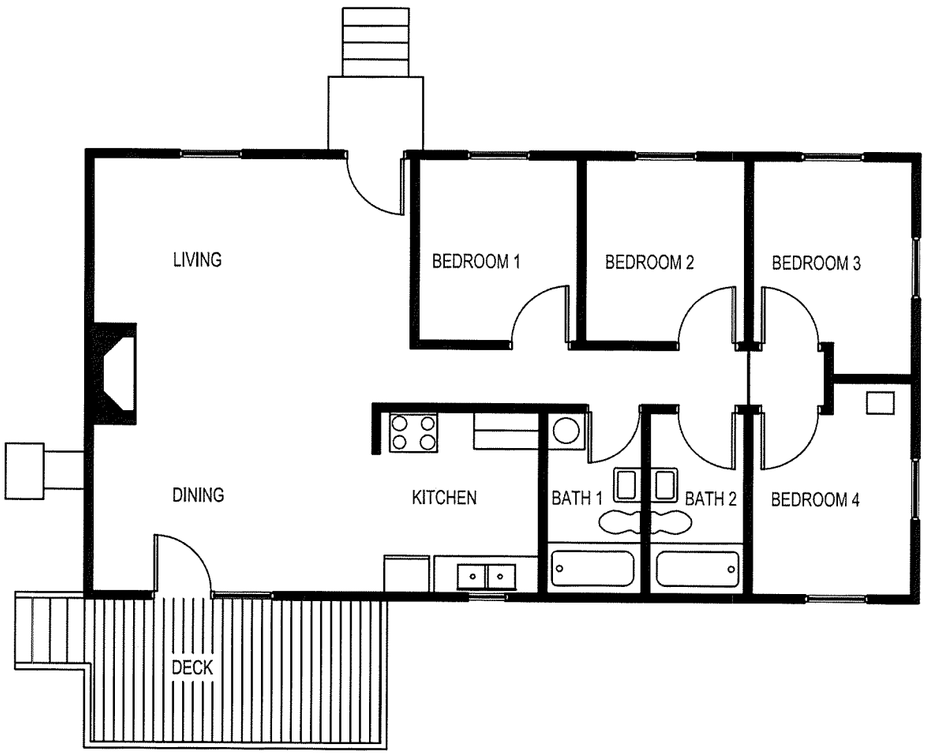

FIRST FLOOR
VAN BUREN CABIN

DRAWING 3

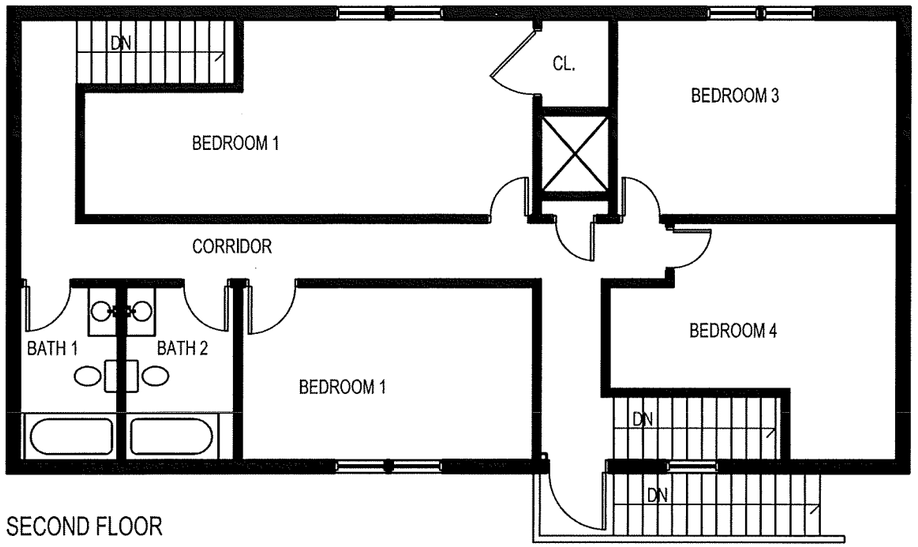



SECOND FLOOR
VAN BUREN CABIN

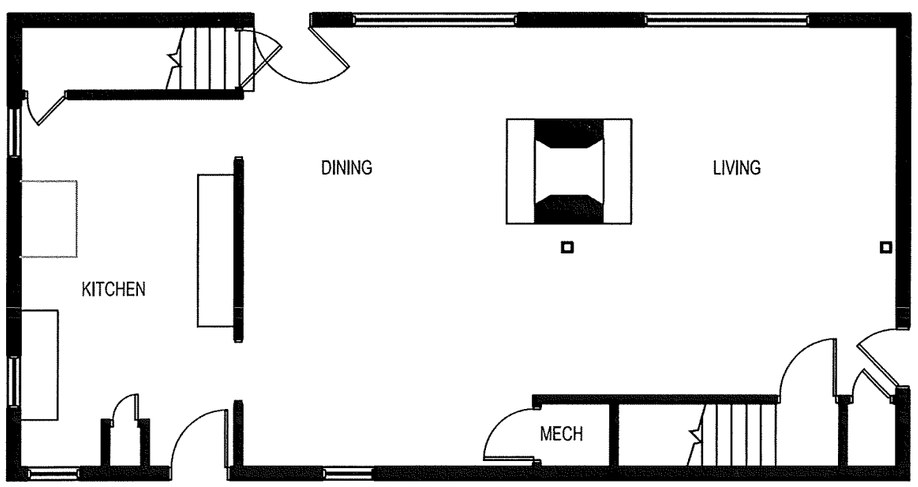
DRAWING 4




CABIN 9/10 DRAWING 5



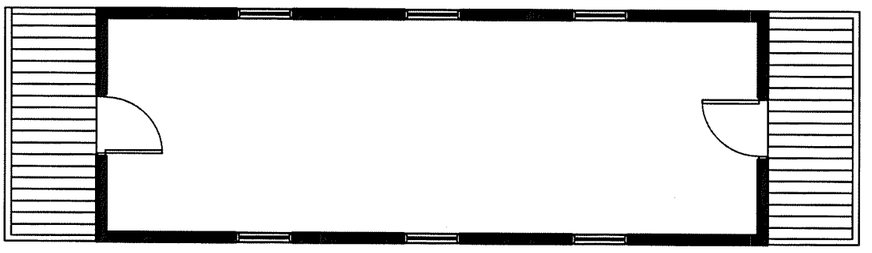

SECOND FLOOR




FIRST FLOOR

HAVEN HILL CABIN

DRAWING 6



TYPICAL BUNKHOUSE AT CAMP TECUMSEH DRAWING 7