



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 its 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

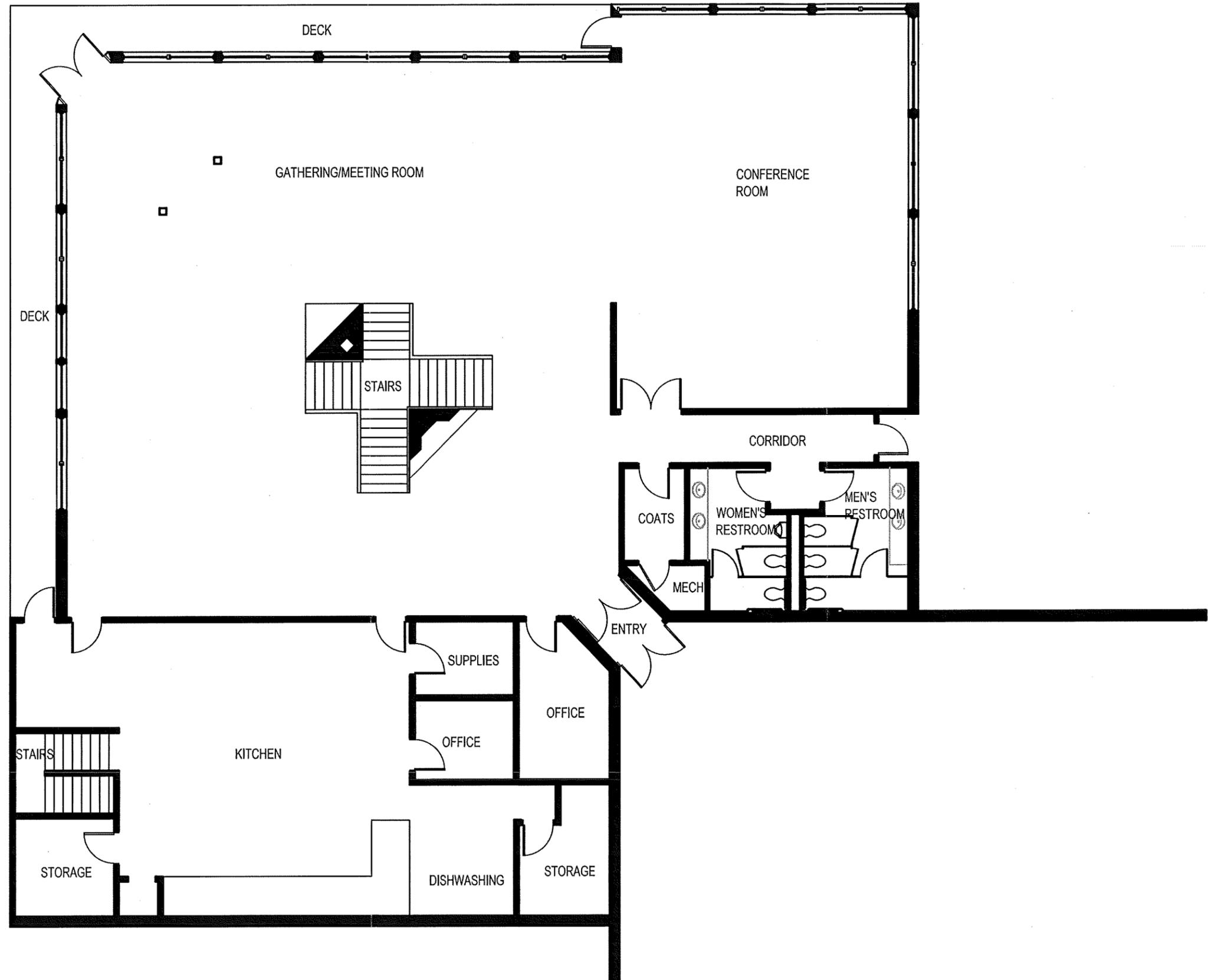
Total Annual projected energy costs = \$7,858

TAB 7



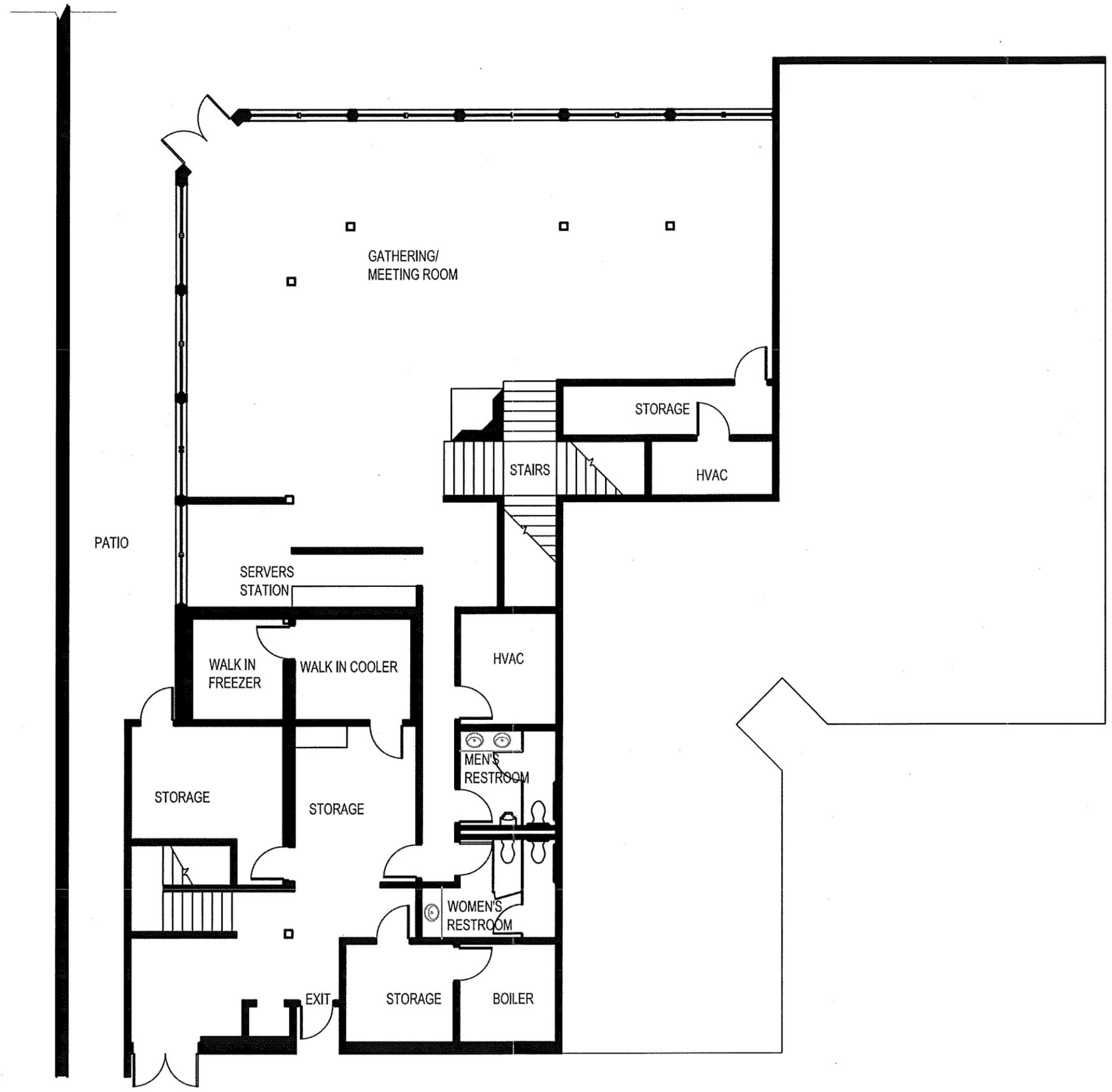
Appendix

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



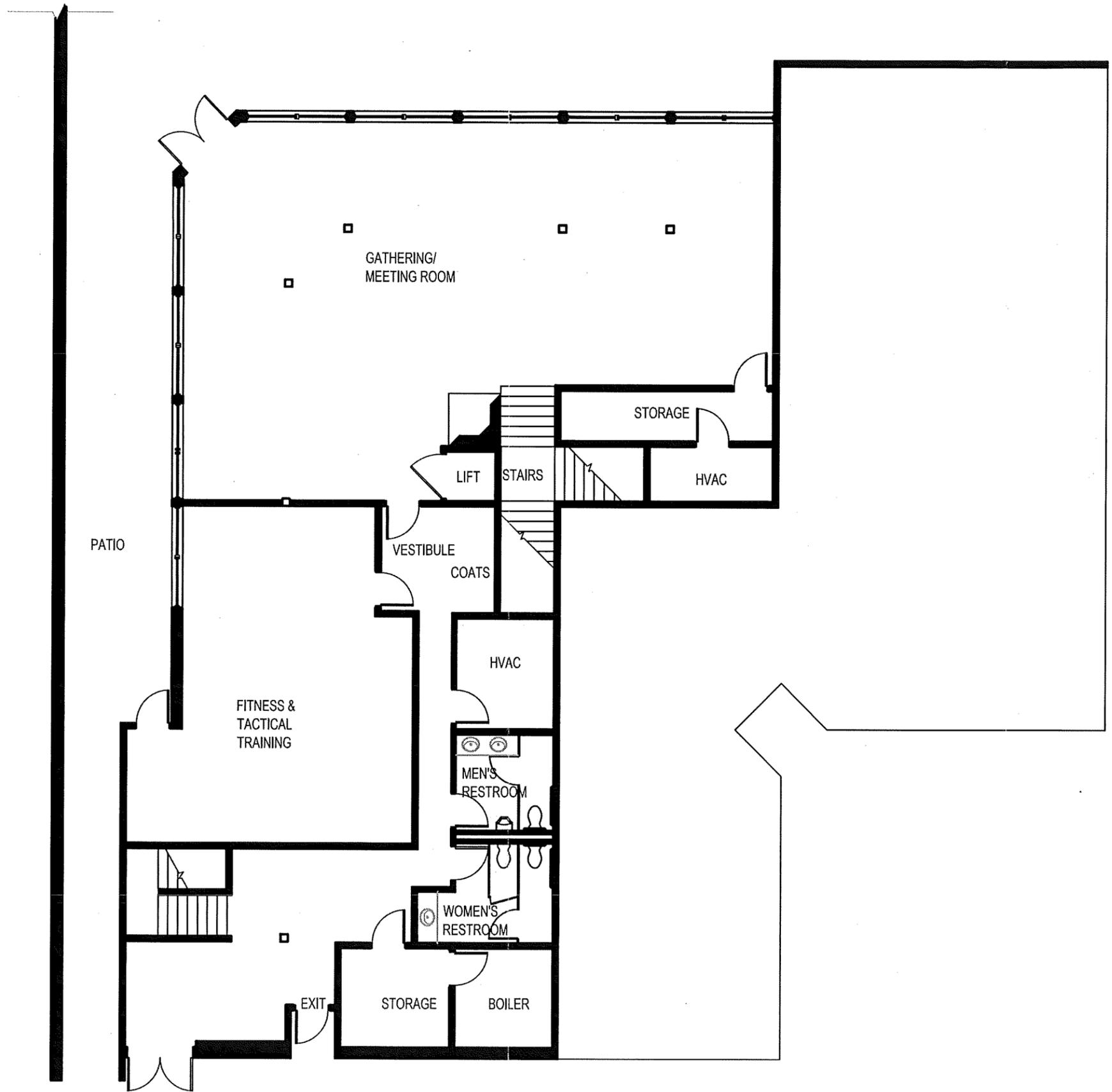
FIRST FLOOR
CONFERENCE CENTER

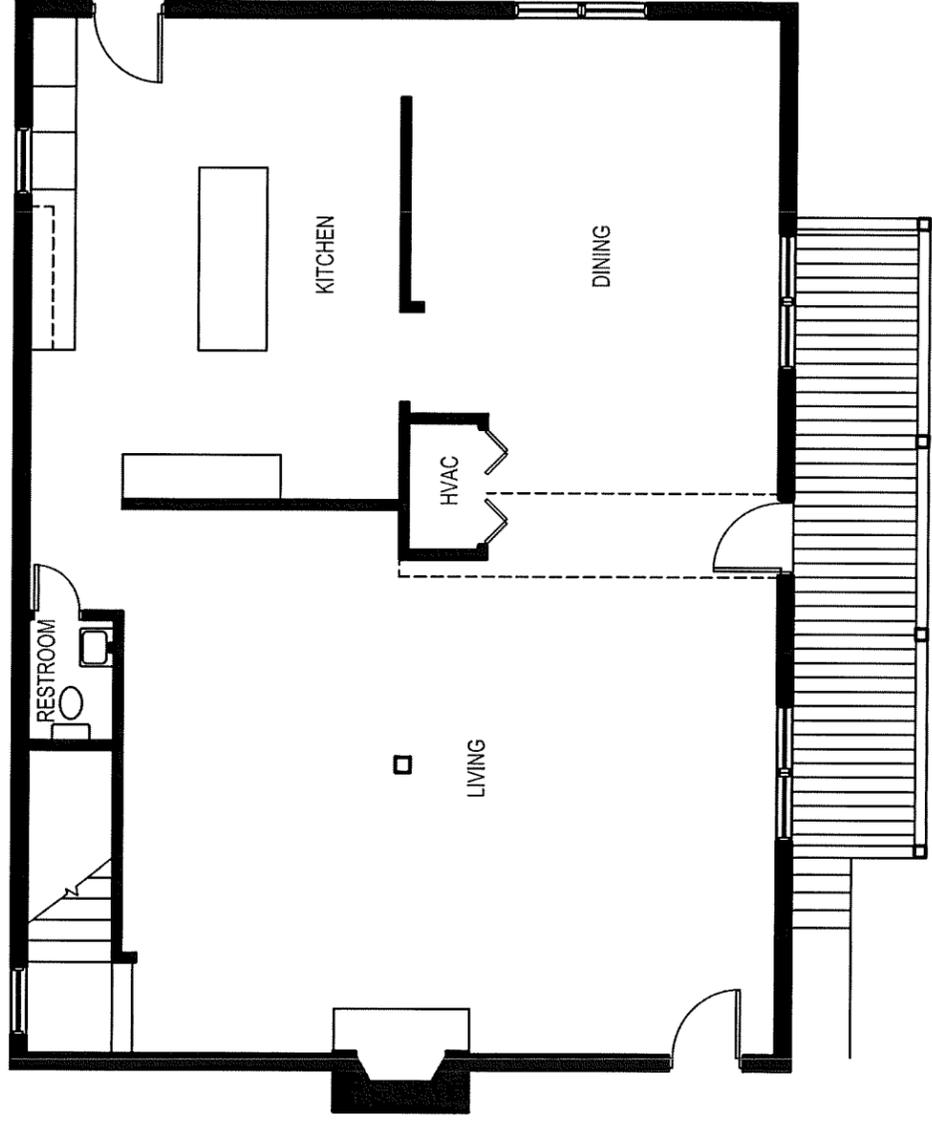
DRAWING 1



LOWER LEVEL
CONFERENCE CENTER

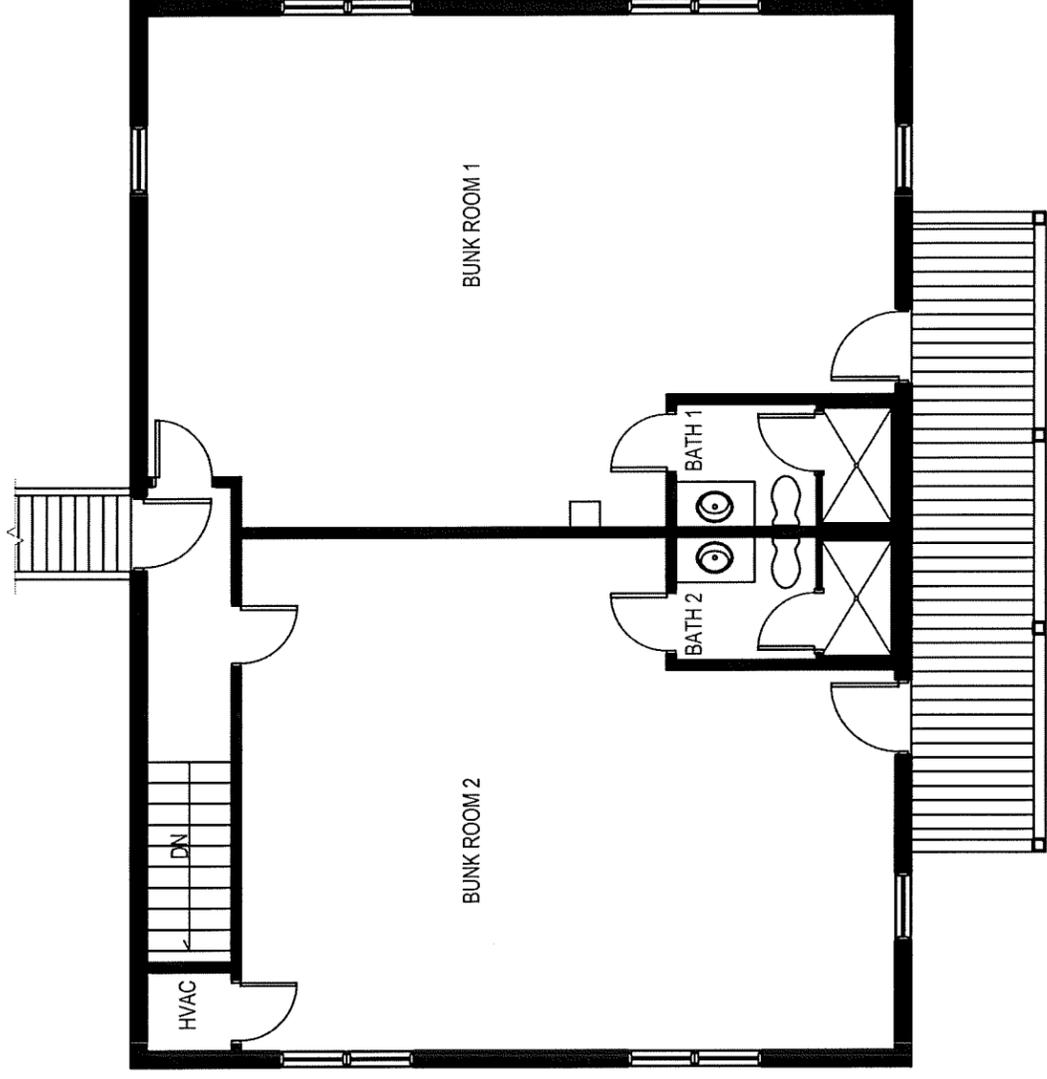
DRAWING 2





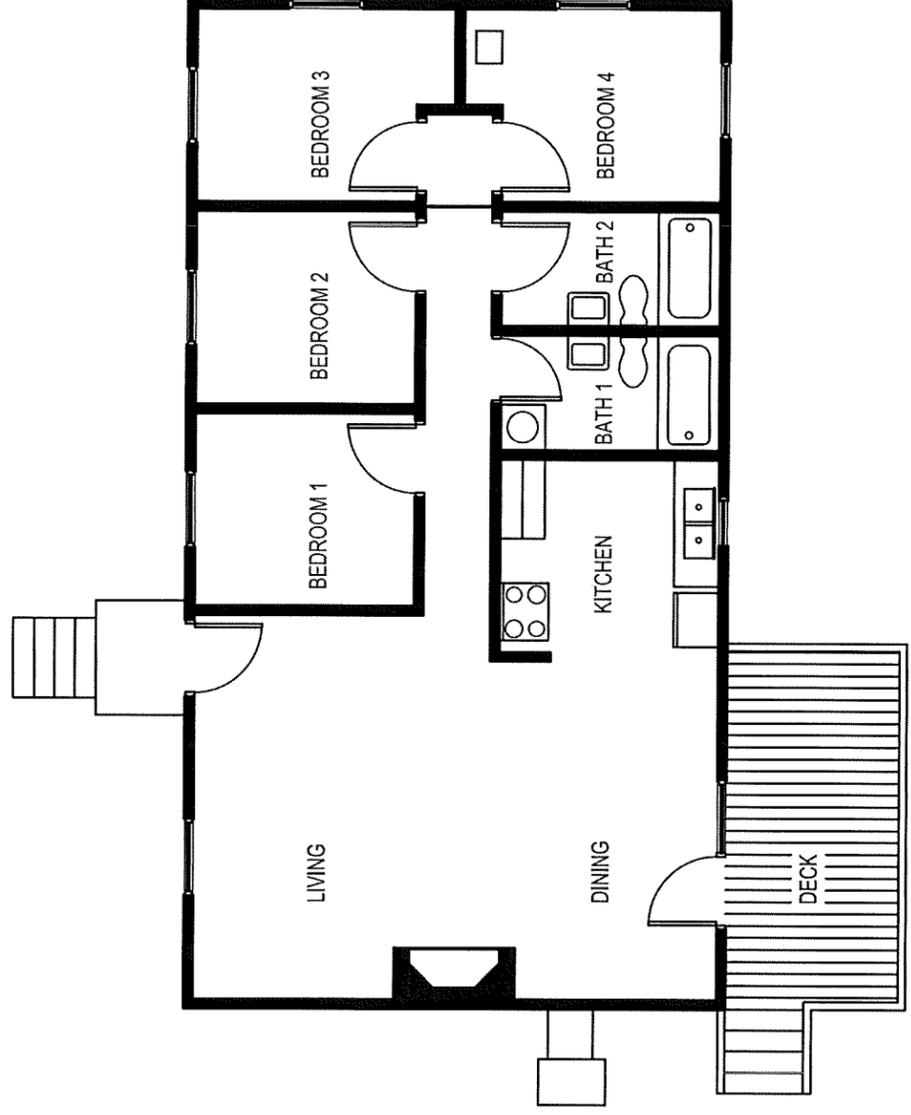
FIRST FLOOR
VAN BUREN CABIN

DRAWING 3



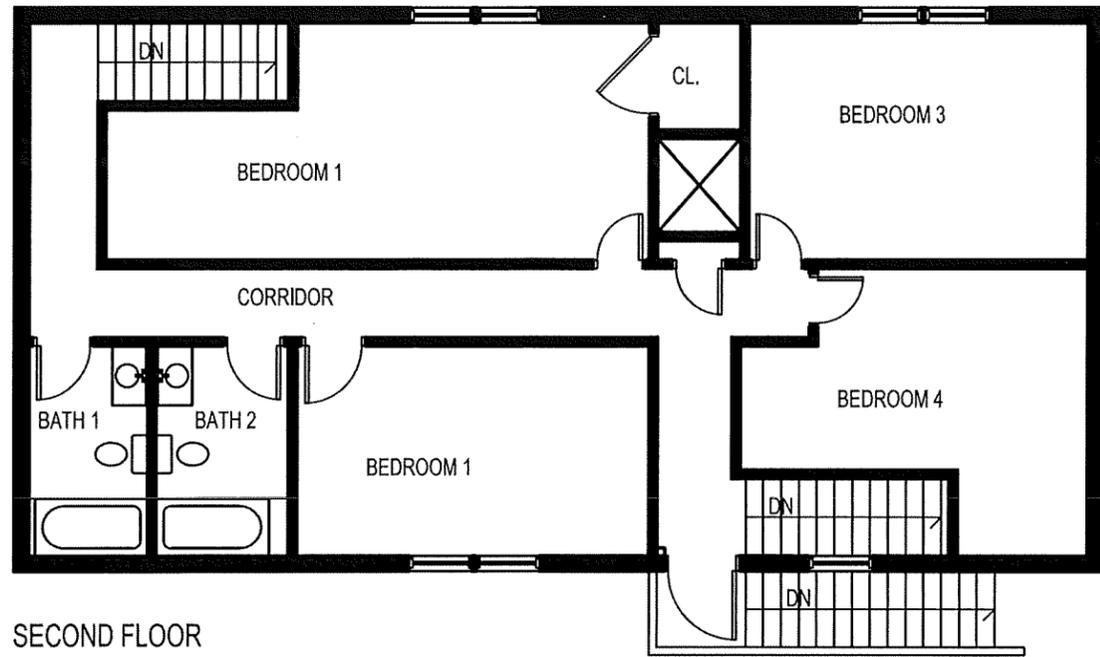
SECOND FLOOR
VAN BUREN CABIN

DRAWING 4

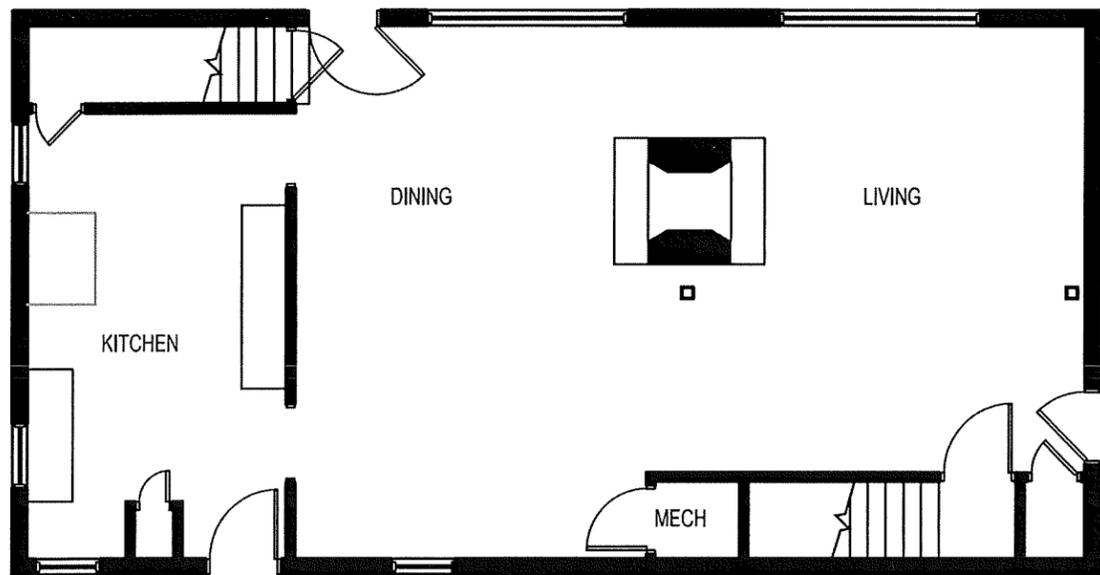


CABIN 9/10

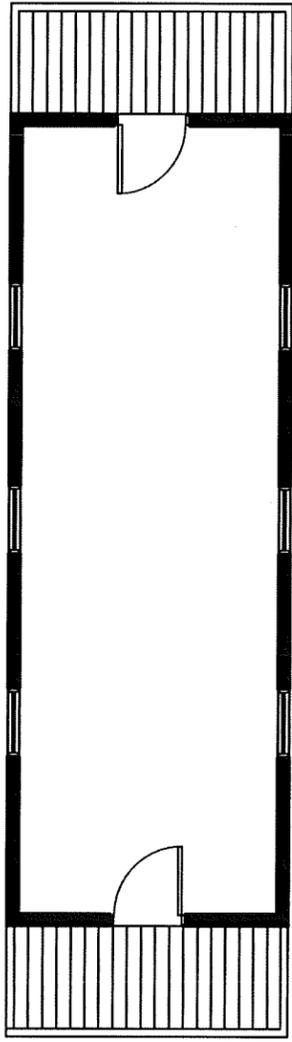
DRAWING 5



SECOND FLOOR



FIRST FLOOR



TYPICAL BUNKHOUSE AT CAMP TECUMSEH

DRAWING 7