

2023

**DISTRICT OF LOGAN LAKE**

# **CAMPGROUND MASTER PLAN**



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Prepared by:



June 2023



# Table of Contents

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- 1. Overview..... 1**
  - 1.1 Guiding Principles
- 2. Trends in Camping..... 3**
- 3. Context..... 4**
  - 3.1 Existing Conditions
  - 3.2 Vehicular Access
  - 3.3 Pedestrian Circulation
  - 3.4 Adjacent Amenities
  - 3.5 Site Analysis, Issues and Opportunities
- 4. Campground Master Plan..... 11**
  - 4.1 Loops A - E
  - 4.2 Year-Round Accommodations
  - 4.3 Day Use Area & Boat Launch
  - 4.4 Campsite Furnishings
  - 4.5 Signage & Wayfinding
  - 4.6 Servicing
- 5. Phasing..... 24**
- 6. Opinion of Probable Construction Cost..... 26**

**APPENDICES**

- Appendix A – Master Plan
- Appendix B – Phasing Plan
- Appendix C - Typical Campsite Detail
- Appendix D - Class D Cost Estimates
- Appendix E - Class D Cost Estimate (Alternate Option)
- Appendix F - Class D Cost Estimate (Walk-in Sites Option)

# 1. Overview



We gratefully acknowledge that this project is located on the traditional and unceded territory of the Nlaka’pamux and Secwépemc people.

In October of 2022, The District of Logan Lake retained TRUE Consulting to complete a master plan for the municipal campground. This document represents the results of the planning process.

The purpose of the Campground Master Plan is to guide the future expansion and development of the municipal campground. The implementation of the master plan will create additional capacity, ensure a variety of camping experiences and improve existing amenities. The end result being an enhanced experience for campers and users of the day-use area and boat launch.

## Campground 2022 Stats:

Total Revenue:	\$188,841.15
Total Nights Booked:	5,439
Nights sold out:	16
Nights over 90% capacity:	58
Average seasonal occupancy:	74.55% (2022) 70.9% (2021)

Historically, the campground sees very high visitation throughout the camping season, with most weekends reaching capacity. Bookings are taken through an online booking system.

There are a number of annual events that bring residents and visitors alike to the campground such as the ATV rides, ‘Kayak Logan Lake’, and ‘Light Up the Lake’ in December.





## 1.1 Guiding Principles

Guiding principles represent criteria for success over the life of the project. The established guiding principles for the Logan Lake Campground Master Plan include:

- Create a sense of identity and arrival
- Accessible
- Family friendly
- Distinctive place-making elements
- Appeal to people of all ages and abilities
- Capture and frame significant views
- Develop an internal trail system that will link up with external pathways/trails
- Used by community year round
- Ensure the park is a welcoming place for campers and day use visitors
- Update and improve campground facilities and layout
- Optimize/expand campground revenue
- Improve accessibility of the park (elderly, wheelchairs, bikes, strollers)
- Prioritize accessibility throughout the park (elderly, wheelchairs, bikes, strollers)
- Expand/improve day use area and boat launch parking
- Attract locals to the day use area in all seasons by managing the layout of day use and overnight facilities
- Strengthen the connection to the other supporting amenities in/around the campground (golf course, Maggs Park, bike park, disc golf)
- Preservation of existing vegetation where possible
- Environmentally responsible design

## 2. Trends in Camping<sup>1</sup>



- 1. First Time Campers** – As many as 16% of campers tried camping for the first time in 2021.
- 2. The Next Generation** - Over half (70%) of first-time campers are Millennial (54%) and GenZ(16%) campers (being 40 and younger).
- 3. Glamping Goes Mainstream** – Rather than a typical tent or RV, there has been an increase in demand for glamping or glamorous camping. (i.e. yurts, safari tents, tipis). In 2021, 18% of campers went on a glamping trip for the first time.
- 4. Family Matters** - 58% of campers include households with children.
- 5. Staycation** - As a result of increased costs, 37% of campers are likely to replace leisure trips with camping trips.
- 6. Close to Home** – With the increase in fuel costs, coupled with inflation campers are travelling less for their trips. Most campers prefer to travel shorter distances to reduce fuel expenses.
- 7. An Office with a View** – The pandemic changed how many people do their jobs, resulting in employees working remotely. The frequency of working while camping has increased 27% in Canada between 2020-21.
- 8. Like Most About Camping** – Canadians campers are likely to identify spending time in the outdoors (63%), sitting around a campfire (40%), or experiencing nature (42%) as the parts of the experience they enjoy the most.

<sup>1</sup> KOA North American Camping report 2022.



## 3. Context

### 3.1 Existing Conditions

The general condition of the campground is good overall. Some new infrastructure has been added to the campground over the past five years, namely the main office, a fish cleaning station and a screened storage compound in behind the office. New wayfinding signage has also recently been installed throughout the campground.

The bathroom and shower facility on the lower section of the campground (Loop A) is fairly old and in need of a refurbishment. Additionally, a number of picnic tables in Loops A & B should be replaced in favor of a more durable and environmentally friendly product as seen in Loops C.

The following photos provide some context of the current conditions of the campground.



Looking east from the main office



Main Office



Day use area and dock





Loop D: Looking west toward Logan Lake



Loop B: Washrooms



Loop C: Group camping area and gazebo



Loop C: Group camping area and washroom





Loop A: Double sites 13A & 13B



Loop A: Sites 7 & 8



Loop B: Site 24



Loop C: Sites 34 & 35





Day use area and boat launch



Potable water and fish cleaning station

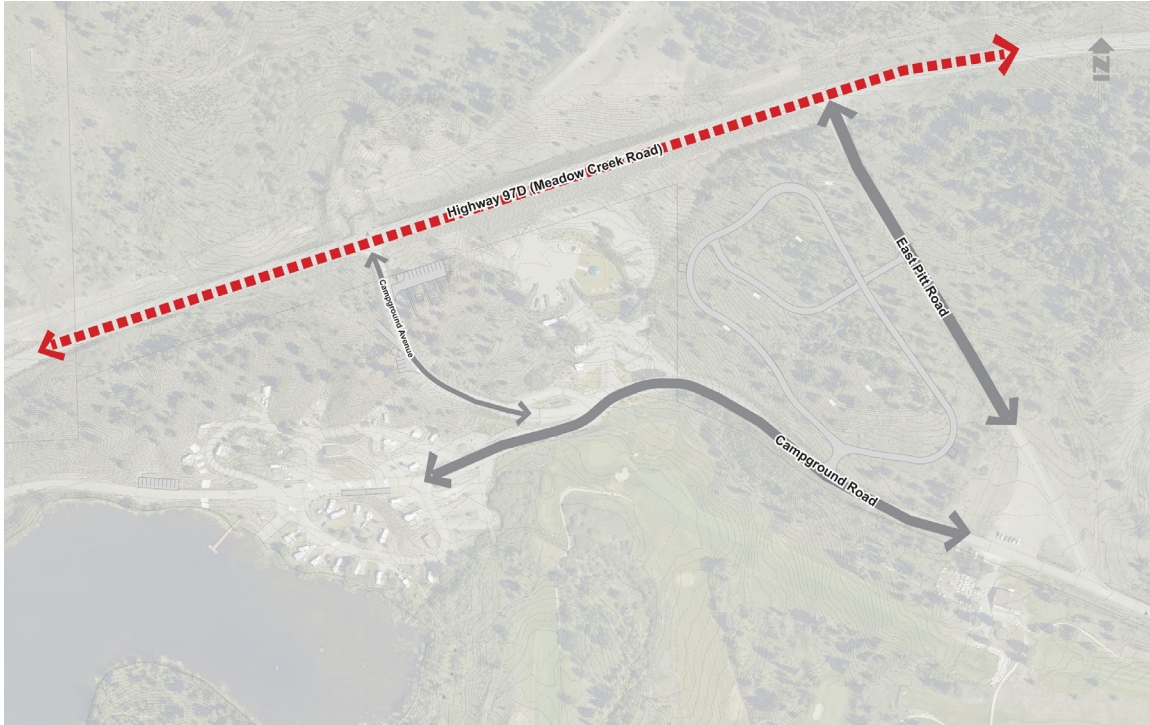


Trailhead to nature trail around lake



Multi-use pathway to Maggs Park





### 3.2 Vehicle Access

Access to the campground is via Highway 97D from two locations. The westerly entrance is via Campground Avenue, directly across from the recreational trails parking area north of the highway, and is considered the main entrance. The easterly entrance is via Logan Lake East Pit Road which also provides access to the Meadow Creek Golf Club. The road has been reconfigured in the last couple of years allow more direct access to the campground.

Both entrances tie into Campground Road which provides access to the main office all existing and future campground loops.

The East Pit Road access offers a much better entry point into the campground with more agreeable grades. As such, the master plan looks at phasing out the westerly entrance as the main entrance point resulting in a single point of access from the east.

The closure of the current entrance would allow access to the upper slopes for a number of glamping sites and an additional group site.

A multi-use pathway/road exists along the north shore of Logan Lake toward Maggs Park and can be used in case of emergencies.





### 3.3 Pedestrian Circulation

The campground is surrounded by a network of walking paths and bike trails, however there are no defined pathways within the campground itself, with the exception of a trailhead at the south end of Loop A that connects to a nature trail around the lake.

There is a multi-use trail connecting the campground to Maggs Park and the rest of Town along the north shore of the lake. There is also a series of recreational trails north of Highway 97D directly across from the main entrance.

The master plan takes into consideration these external connections and provides opportunities for a more defined network of pathways throughout the campground. The pathways not only tie into the external pathways/trails but also provide connections to each of the five loops within the campground.

At various locations throughout the campground benches and observation areas are proposed at higher elevations in order to take advantage of the views across the lake.

Bike users will be encouraged to use the road network as opposed to the trail system to reduce the potential for conflict as well as wear and tear on the pathways.







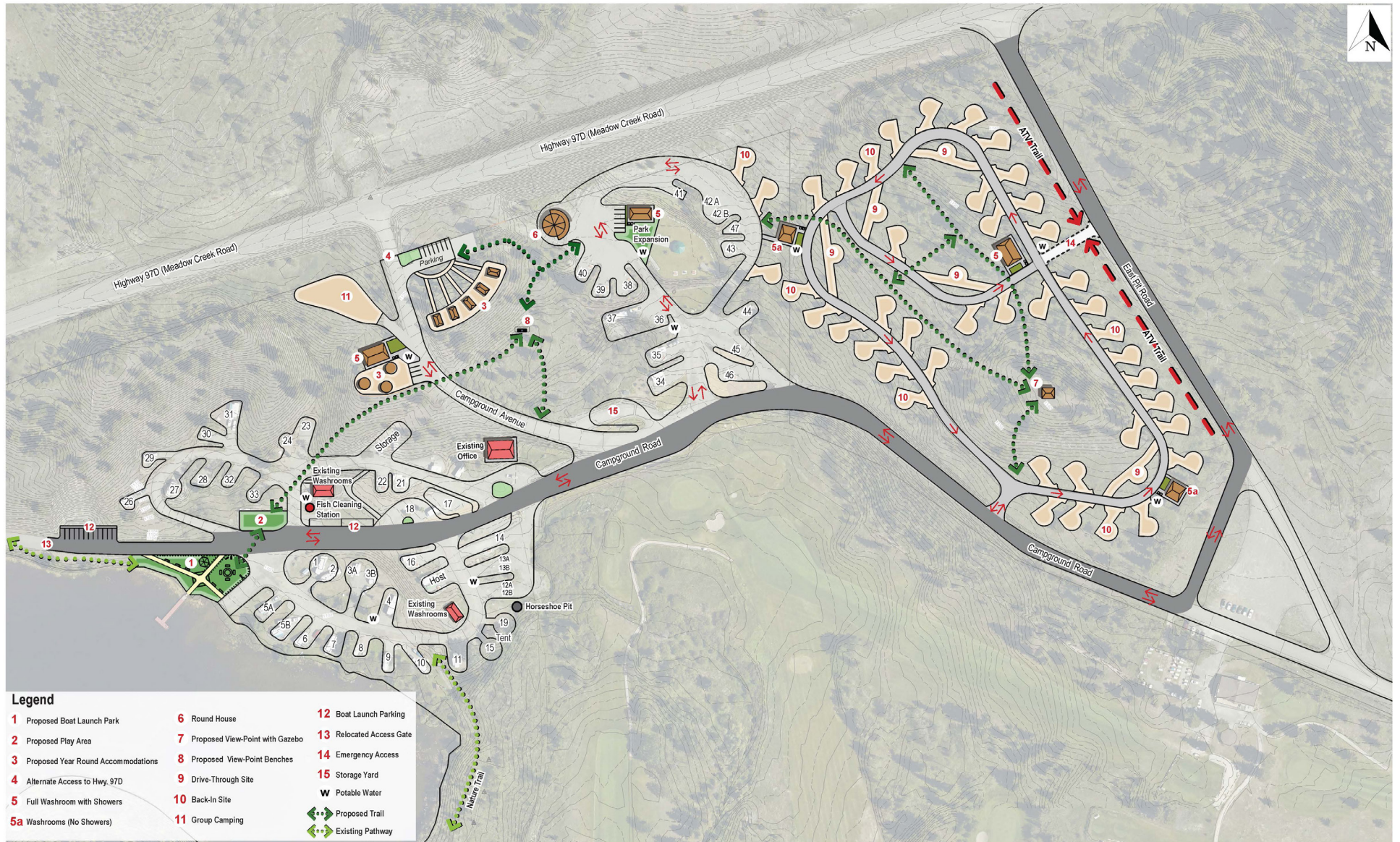
### 3.4 Adjacent Amenities

There are a number of amenities within a short walk or drive that offer a wide variety of activities and make the campground an ideal destination for various user groups of all ages.

- Meadow Creek Golf Course
- Nature trails around the lake
- Paved multi-use pathway to Maggs Park
- Copper Ridge Disc Golf Course
- Bike Park
- Recreation centre
- Lake stocked annually with trout



## 4. Campground Master Plan

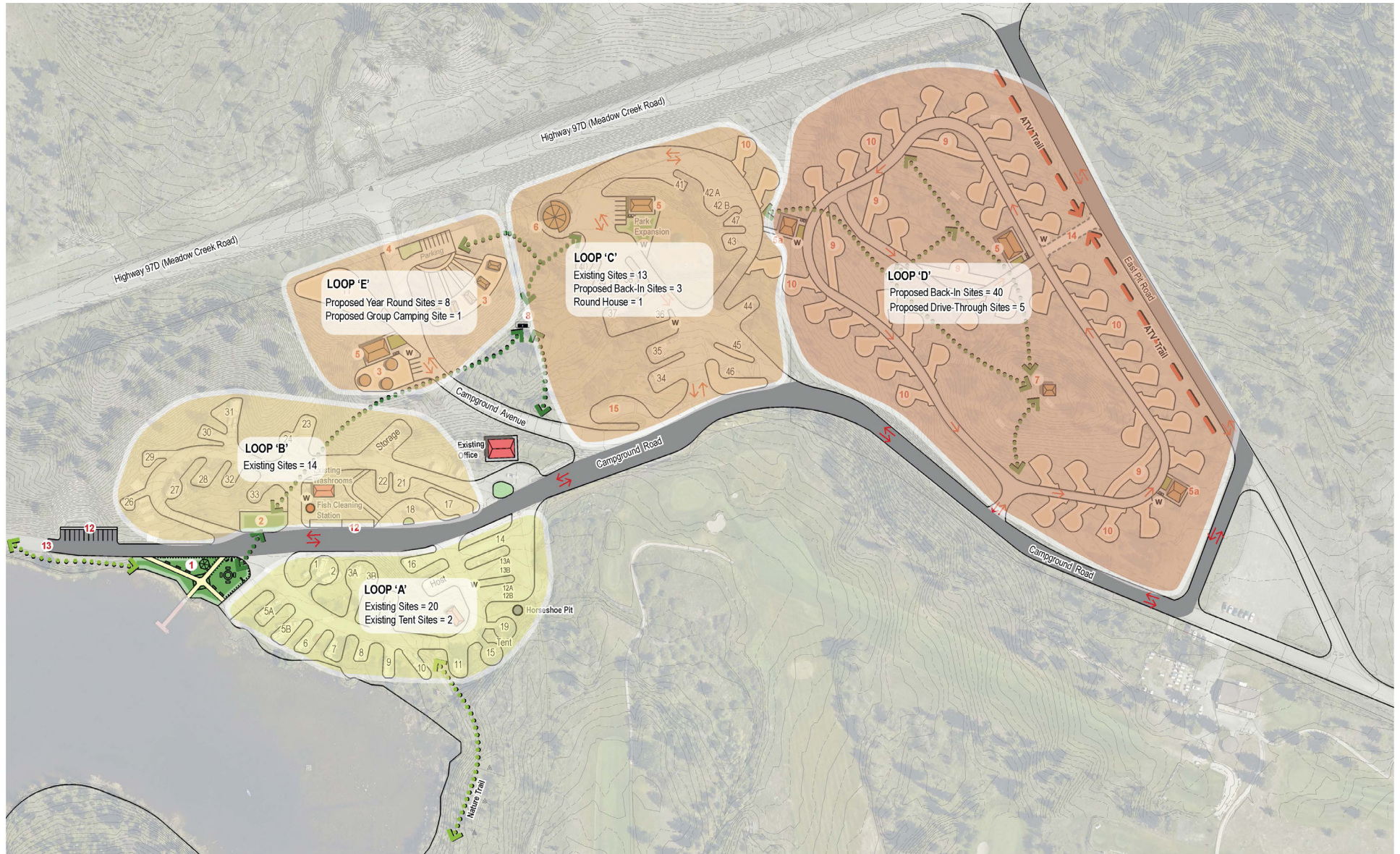


District of Logan Lake: Campground Master Plan

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March 13, 2023





District of Logan Lake: Looping Plan

0 50m

March 13, 2023



## 4.1 Campground Loop A

# of Back-in Sites:	12
# of Drive-through Sites:	5
# of Double Sites:	4
# of Tent Sites:	2
<b>Total # of Sites:</b>	<b>22</b>

# of Washrooms:	1
# of Water Taps:	2

### Amenities:

- 30-amp service to each site
- 50-amp service to Lots 13A and Lot 13B
- Picnic table for each site
- Fire pit for each site
- Includes one host site
- Trailhead to nature trail
- Direct access to the lake
- Potable water tap





## 4.1 Campground Loop B

# of Back-in Sites:	8
# of Drive-through Sites:	2
# of Double Sites:	2
# of Tent Sites:	0
<b>Total # of Sites:</b>	<b>14</b>

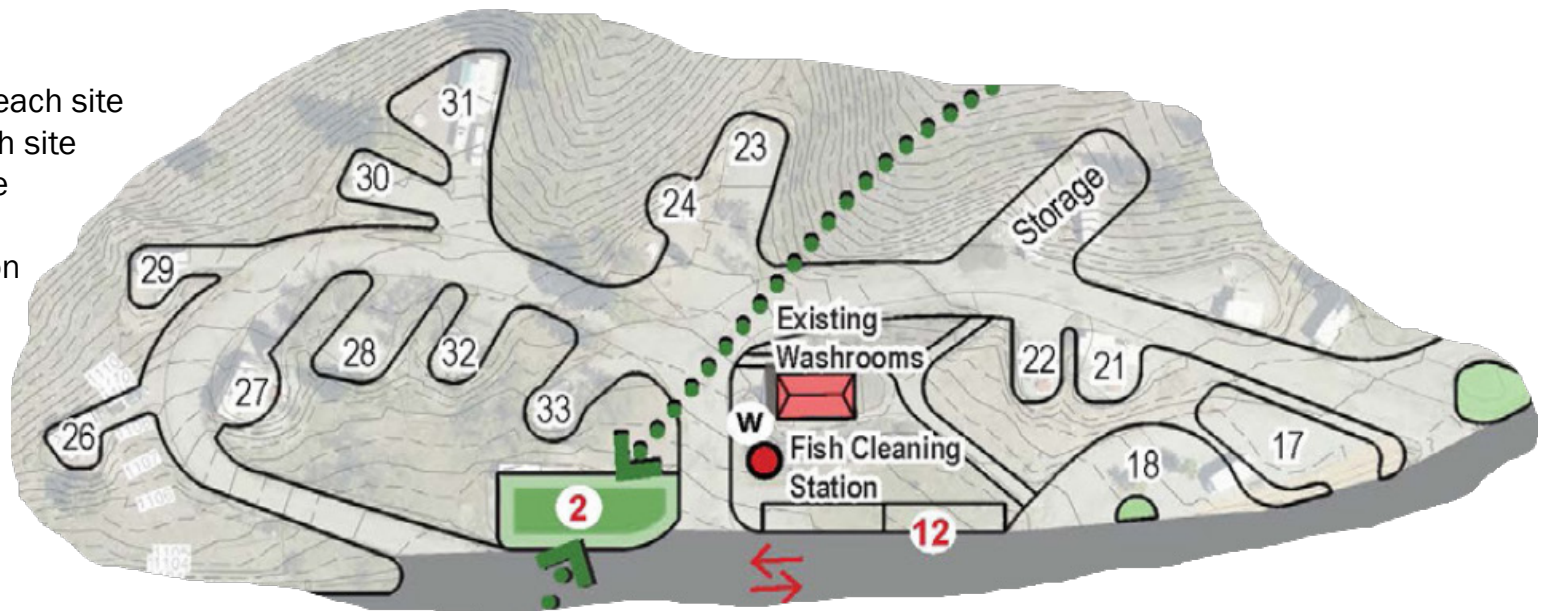
# of Washrooms:	1
# of Water Taps:	1

### Amenities:

- 30-amp service to each site
- Picnic table for each site
- Fire pit for each site
- Playground
- Fish cleaning station
- Storage area
- Firewood storage
- Potable water tap

### Legend

- 2** Playground
- 12** Boat Launch Parking





## 4.1 Campground Loop C

# of Back-in Sites:	14
# of Drive-through Sites:	2
# of Double Sites:	1
# of Tent Sites:	0
<b>Total # of Sites:</b>	<b>18</b>

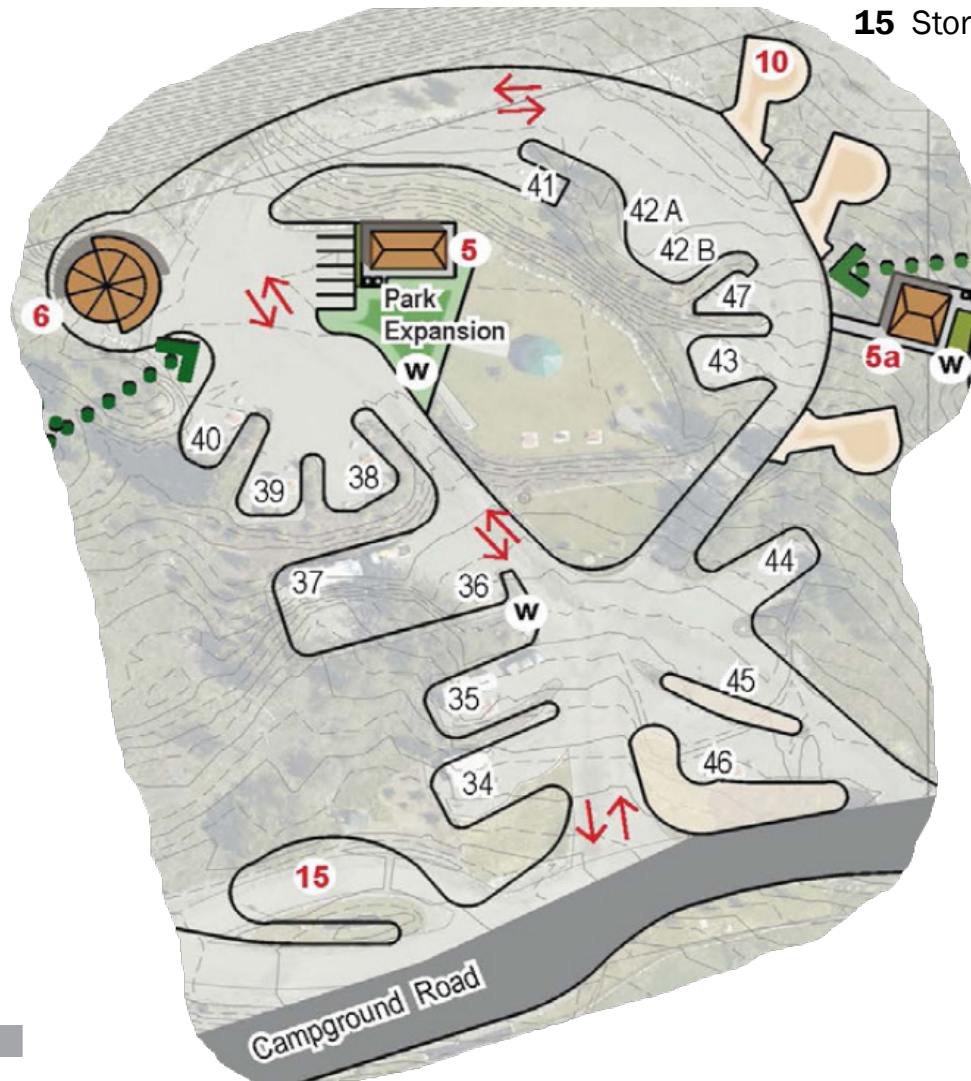
# of Washrooms:	2
# of Water Taps:	2

### Amenities:

- 30-amp service to each back-in site
- 50-amp service to Lot 45 and Lot 46 pull-through site
- Picnic table for each site
- Fire pit for each site
- Open space area and gazebo
- Handi-cap accessible washroom
- Access to washroom in Loop D
- Roundhouse
- Group camping area
- Guest parking area
- Potable water tap

### Legend

- 5** Full Washrooms with Showers
- 5a** Washrooms (no showers)
- 6** Roundhouse
- 8** View-Point with Bench
- 10** Proposed Back-in Site
- 15** Storage Yard





## 4.1 Campground Loop D

# of Back-in Sites:	40
# of Drive-through Sites:	5
# of Double Sites:	0
# of Tent Sites:	0
<b>Total # of Sites:</b>	<b>45</b>

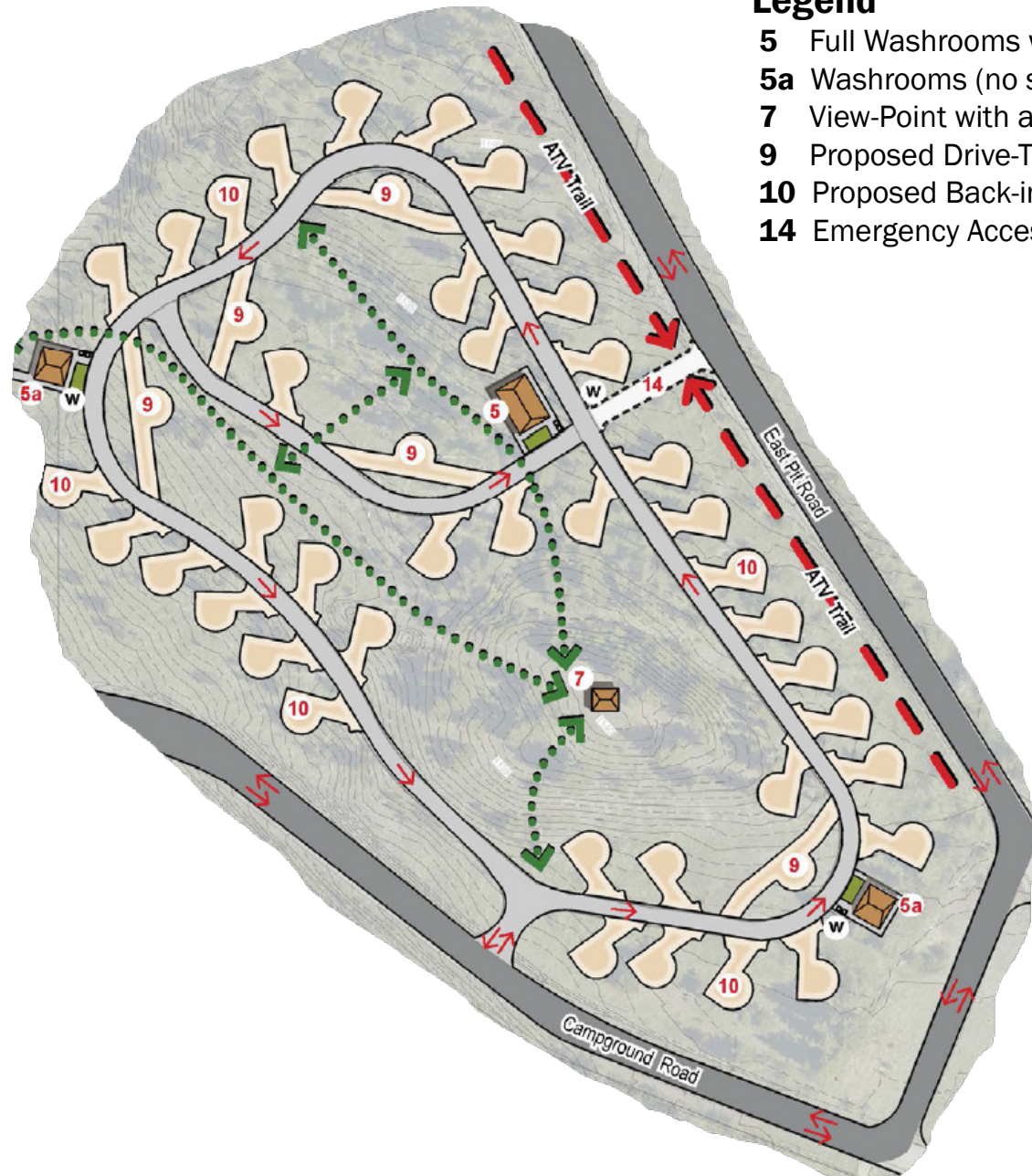
# of Washrooms:	3
# of Water Taps:	3

### Amenities:

- 30-amp service to each back-in site
- 50-amp service to each pull-through site
- Picnic table for each site
- Fire pit for each site
- Look out viewing area
- Wheelchair accessible washrooms
- Pathways throughout
- Designated area for a tent on each site
- ATV Trail connecting to East Pit Road
- Emergency access road
- Potable water tap

### Legend

- 5** Full Washrooms with Showers
- 5a** Washrooms (no showers)
- 7** View-Point with a Gazebo
- 9** Proposed Drive-Through Site
- 10** Proposed Back-in Site
- 14** Emergency Access





## 4.1 Campground Loop E

# of Year-Round Sites:	8
# of Back-in Sites:	0
# of Drive-through Sites:	0
<b>Total # of Sites:</b>	<b>8</b>

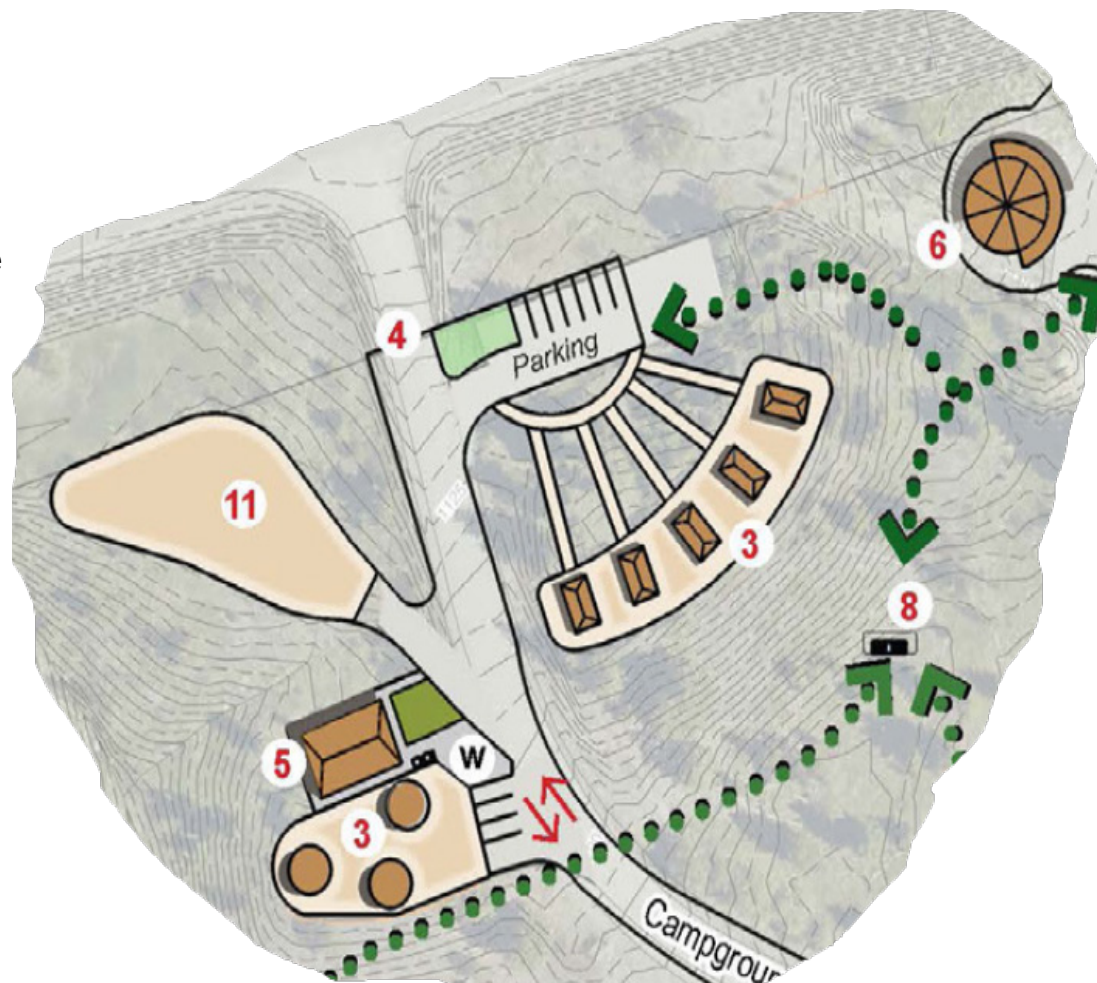
# of Washrooms:	1
# of Water Taps:	1

### Amenities:

- Power to each year-round site
- Group camping area
- Viewpoint rest area with bench
- Handicap accessible washroom
- Potable water tap
- Year-round sites offering views out over the lake and golf course

### Legend

- 3** Year-Round Sites
- 4** Alternate Access to Hwy 97D
- 5** Full Washroom with Showers
- 6** Roundhouse
- 8** View-Point with Bench
- 11** Group Camping





## 4.2 Year-Round Accommodations

As camping evolves so do the types of sites being offered by campgrounds across the country. More and more campgrounds are offering a mix of camping experiences, from the standard back-in / pull-through site for RVs to the more luxurious options that include s, yurts, safari tents and roundhouses.

More permanent structures allow for year-round accommodations. Standard amenities one can expect include: beds, furniture, lights and heating. Furniture can include tables, chairs, nightstands and dressers.

Aside from the indoor amenities, each year-round site could offer individual picnic tables, fire pits, and even a barbecue and/or kitchen shelter.

Just like a typical camping site, year-round accommodations, in most cases take advantage of the surrounding elements, creating the best space for eco-friendly and sustainable tourism.

The master plan is proposing a number of sites within Loop E that would offer year-round accommodations in the form of roundhouses.



Yurt



Cabin

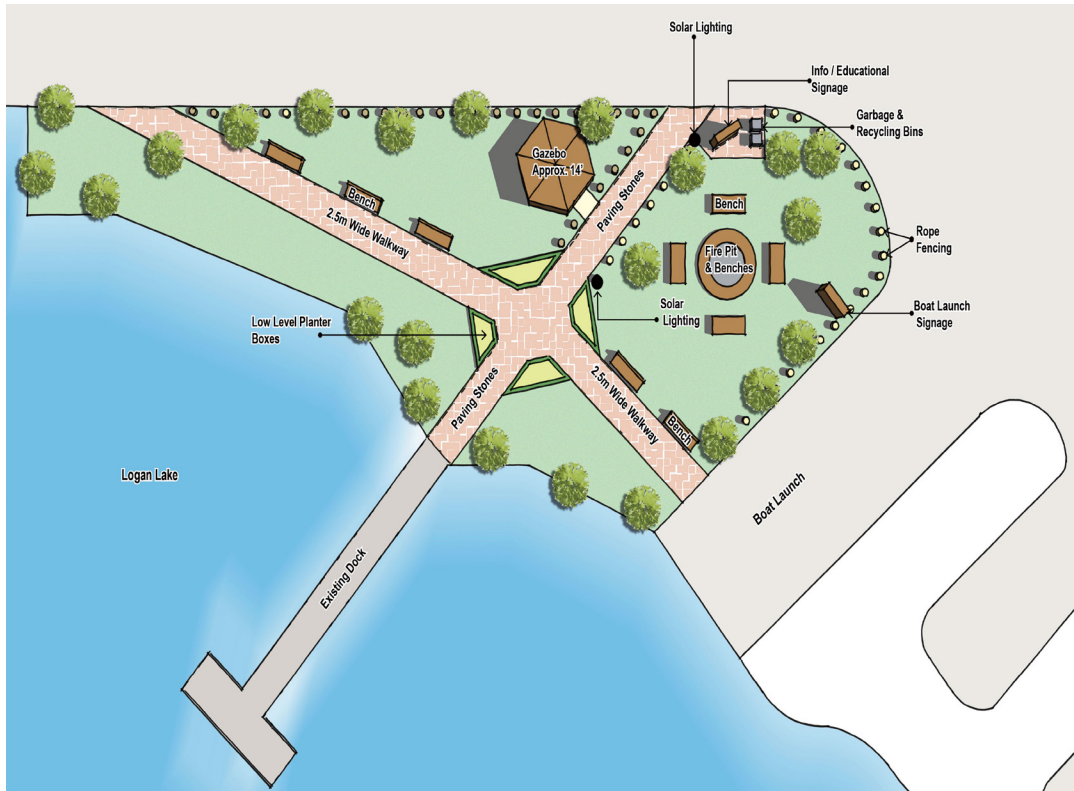
## ROUNDHOUSE

A large roundhouse (approx. 1,000 sq.ft.) is proposed in Loop C that could host retreats, weddings, birth parties and other group events. A pathway would connect the roundhouse to the year-round site to support shared use of the facilities.



Roundhouse





### 4.3 Day Use Area & Boat Launch

The day use area is envisioned to be the most active part of the campground, providing a public common area adjacent to the lakefront. It will be used by both campers and the general public visiting during the day. Aspects of the day use area are highlighted below.

#### **DAY USE PARK**

The day use park provides a connection between the current multi-use trail from Town to the nature trail wrapping around the lake. Upgrading the day use area by developing it into more of a park space will provide more of a focal point along the waterfront. By expanding the day use area it will also help support events year-round.

Redesigning the day use area should also include a space for an free-standing sign in which information on the campground or the lake can be posted. This location would be ideally suited to also include a waste/recycling collection station.

The existing paving stones should be replaced with a wider pathway system that connects the dock to the playground/washroom, multi-use pathway to Maggs Park, and the nature trail wrapping around the lake.

Benches should be positioned along the east-west pathway so users have a place to sit and relax while looking out over the lake.

#### **COMMUNITY FIRE PIT**

The addition of a community fire pit overlooking the lake would provide an ideal setting for small groups of campers or visitors to come together.





## PLAYGROUND

A playground is proposed within Loop B immediately across from the day use area. The equipment should be suitable for children aged five to twelve years old.

## GAZEBO

It is recommended that the small covered gazebo structure that lies near the dock be replaced with a large gazebo, similar to what exists in Loop A. The larger gazebo would provide room for 4-8 people with a connection to the pathway leading to the washrooms and dock. The covered structure would provide a space for individuals/groups to gather and take shelter if necessary during inclement weather.

## DOCK

The existing dock is ideally located and was upgraded in 2021. Fishing opportunities exist for those wishing to fish off the dock or go out on the lake by boat. The Freshwater Fisheries Society of BC report that Logan Lake was stocked with over 4,000 rainbow trout in 2022.

The addition of a launch area to the west of the dock for canoes, kayaks, and paddleboards is recommended to provide additional functionality along the waterfront.

## BOAT LAUNCH

The covered fish cleaning station is located across from the dock and offers access to potable water.

## PARKING AREA

Two parking areas will be provided for day users, with one being used for parking of boat trailers. Both parking areas are situated near the boat launch and day use area, however away from the waterfront. Approximately 12 parking stalls will be provided at the end of Campground Road to the west of the day use area. For those requiring parking for a boat trailer, 2 parking stalls will be added in the vicinity of the fish cleaning station.





## 4.4 Campsite Furnishings

Site furnishings for the new campsites would take into consideration durability, comfort and environmental impact. Site furnishings utilize recycled content should be given first consideration.

All campsite furnishings, such as picnic tables, fire pits, waste/recycling receptacles, benches and bike racks, ideally would be consistent throughout the campground.



### Picnic Table

Manufacturer:  
Model:  
Frame Color:  
Lumber Colour:

Mackay Precast  
BC Parks Style - Type 1  
Charcoal Coloured Concrete  
Cedar Top



### Bench

Manufacturer:  
Model:  
Frame Color:  
Lumber Colour:

Mackay Precast  
Rustic Bench PCI-0039  
Exposed Aggregate Concrete  
Cedar Seat



### Bike Rack

Manufacturer:  
Model:  
Frame Color:

Wishbone Site Furnishings  
SBRP-4  
Black Textured



### Campfire Ring

Manufacturer:  
Model:  
Frame Color:

Kaypark Recreation  
AFG80  
Heat and Rust Resistant Black Enamel



### Campsite Post

Manufacturer:  
Model:

Wishbone Site Furnishings  
NP-40



## 4.5 Signage & Wayfinding

The best wayfinding systems do more than simply guide people to their destination. They provide consistency and a sense of familiarity in a navigational system, making campers and day users alike feel welcome. The existing signage throughout the campground builds upon the community's brand, theme and character.

### ENTRY SIGNAGE

A customized monument sign at the east access point off of the highway would create a sense of arrival. This sign may be a multi-message sign that announces both the campground and the golf course. An additional sign may be beneficial at the golf course parking lot to clarify arrival and provide further wayfinding.

### INTERNAL WAYFINDING SIGNAGE

The expansion of the campground will require additional internal wayfinding signage. In addition to standardized traffic control signs (stop signs/no entry/one-way etc.), signage to direct

visitors to the campground and their specific campsites will be required. To help identify each of the five camping loops, signage should be placed at the entrance into each loop. Each site should continue to use the existing style of markers for consistency.

Develop wayfinding signage specific to the internal trail network and install signs at key access points and junctions.

### INTERPRETIVE SIGNAGE

Interpretive signage, if incorporated into the campground may differ in terms of graphic presentation to provide visual clues as to their function. Mounting posts should remain consistent with other internal wayfinding signage.

Opportunities to develop and integrate interpretive signage along the trail network to highlight significant features (flora, fauna, site history, lake ecology)





## 4.6 Servicing

The servicing level-of-service to new sites is expected to be the same as the existing sites. Each new site will have a 30 amp electrical service, and water will continue to be provided via central fill stations at the washrooms. Sanitary sewer service is not provided on site, with washrooms currently serviced via holding tanks that are pumped out as needed. The District of Logan Lake operates an offsite sani-dump station adjacent to the wastewater treatment plant for use by campground patrons.

Water and electrical servicing will be extended from the campground existing systems. Detailed capacity analyses of both have not been completed. As the Loop D area is higher in elevation than the existing campground a cursory analysis of the District's water system was completed to ensure that the elevation would not exceed existing pressure zone limits. The Loop D area is expected to fit within the District's 2B pressure zone, however this should be confirmed via detailed analysis prior to campground expansion phase 1B proceeds.





## 5. Phasing

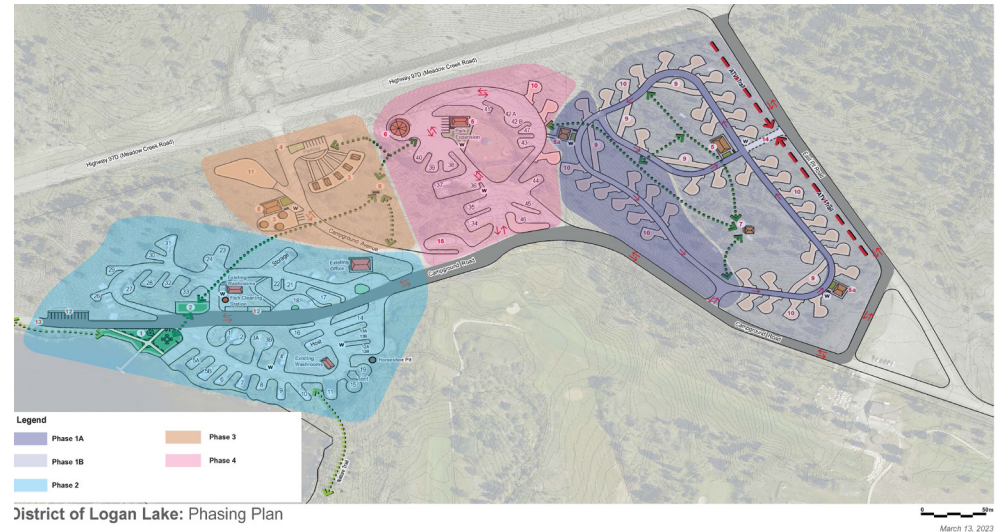
The phasing plan (see Appendix B) illustrates the proposed phasing of improvements to the campground. It is recommended that **Phase 1** start with Loop D, as it would result in the least amount of disruption to campground occupants and staff. Furthermore, Phase 1 could be broken out into sub-phases if there is not adequate funding to complete Loop D in a single phase.

**Phase 2** would include Loops A and B as well as the day use area. This would include upgrading the day use area and adding new parking areas.

**Phase 3** (Loop E) would develop the under-utilized area near the existing main entrance for glamping sites and a small group camping area complete with a washroom facility.

**Phase 4** (Loop C) would essentially build out existing pockets of under-utilized space within Loop C. Phase 4 would also see the addition of a roundhouse and expansion of open space areas next to the gazebo.

Although not shown on the phasing plan, an additional phase (Phase 5) has been included in the cost estimates for the re-paving of Campground Road from Highway 97D to the extent of the proposed parking area at the western end of the campground.





## 6. Opinion of Probable Construction Cost

Costs have been estimated based on the phasing plan presented herein. Given the preliminary nature of the plan, the estimates are to a "Class D" level and carry a contingency up to 50%. An allowance has been included for all required engineering work including civil, geotechnical, electrical, and others.

The cost estimates are summarized in the following table, with full estimates for each phase presented in Appendix D.

SUMMARY	
Phase 1A - Loop D 11 Sites and All Roads	\$1,024,146.75
Phase 1B - Remainder of Loop D (34 Sites)	\$1,221,396.00
Phase 2 - Lakeside and Parking Improvements	\$392,700.00
Phase 3 - Roundhouses and Group Site	\$1,761,168.75
Phase 4 - Loop C Improvements	\$535,425.00
Phase 5 - Repaving Access Road (Optional)	\$488,360.00
Total All Phases	\$5,423,196.50

Phasing is described in further detail in section 6. The costs associated with each phase are outlined as follows.

### PHASE 1A

Phase 1A consists of the first 11 sites of the eastern "Loop D" area, as well as all of the connecting roadways. The road is best completed at one time to allow full connectivity and appropriate large trailer vehicle movements. The first 11 sites will be concentrated on the south western end to connect the most directly to the existing campground and amenity areas. The first sites will be accessible and close to the proposed accessible bathroom. Sites will generally be a combination of back-in and pull-through.

The cost for Phase 1A is estimated to be \$1.02 million. The Loop D area is characterized by reasonably difficult topography and as such earthworks are required to build the road and sites. Careful consideration has been given to vehicle circulation via a one-way access road.

Other works in Phase 1A include:

- Gravel surfacing of roads and sites
- Water connection to the existing campground area and extension to the sites
- Electrical conduit throughout and lighting near the washroom
- All site amenities (fire pit, picnic table, and sign posts)

### PHASE 1B

Phase 1B consist of the remaining build out of the eastern Loop D area, including two additional washrooms and 34 sites. An allowance has been included in the estimate to construct a lookout at the topographic high point, complete with access and some basic amenities. All site amenities are included in the cost, which is estimated to total \$1.22 million.

Other works in Phase 1B include:

- Emergency access road to Campground Avenue
- An ATV trail along the eastern edge of the campsite
- Water connections to the washrooms and standpipes
- Electrical connections throughout
- Two washroom facilities.

### PHASE 2

Phase 2 is estimated to cost just under \$400,000 and will include upgrades to the lakeside area, including:

- Vegetation removal and minor re-grading
- New brick paved pathways and landscaping
- A group fire pit area complete with benches



- Approximately 12 new single-vehicle parking stalls and two additional parking stalls for longer vehicles
- A new gazebo (nominally 14' diameter)
- Signage, garbage bins, benches, fencing, and other amenities
- Landscaping including grass restoration and tree plantings

### PHASE 3

Phase 3 includes year-round accommodations (eg. roundhouses) and a group camping area in "Loop E", near the alternative highway access. The area is topographically challenging and as such requires a fair amount of earthworks to create flat areas for parking, year-round sites, and the washroom. The phase will include 8 year-round sites complete with access and parking, 1 larger group campsite, and a washroom facility.

Other elements of the phase include:

- Walking paths and a lookout area between Loop E and Loop C
- Water connections and a standpipe
- Fire pits and picnic tables at every glamping site
- Site and wayfinding signage
- Electrical connections
- An allowance for landscaping and staging areas

Phase 3 is estimated to cost \$1.76 million.

### PHASE 4

Phase 4 consists of improvements to the existing "Loop C" area, including three additional camp sites, a small amount of earthworks, some additional parking stalls, a new washroom, an expansion to the existing communal park area, and a large roundhouse structure.

The phase is estimated to cost \$535,425.

### PHASE 5 (Optional)

Phase 5 has been included as an optional item to re-pave the entire main campground access road from the highway to the western extent of the campground at the lakeside area. A total length of 1.08km of paving would be required, at an estimated cost of \$488,360. The paving could be done all at once or phased in sections as budgets allow.

### PHASE 1 - LOOP D ALTERNATE OPTION

The District of Logan Lake may wish to further break down the Phase 1 costs to best target funding opportunities. An alternative phasing plan is possible that shifts some of the Phase 1A costs to subsequent phases, by building less access road and adding a small interconnecting road from Loop C (see Appendix B). Phases 2 and 5 would essentially remain the same with the exception of yurts and tents vs. year-round accommodations (roundhouses). The alternate phasing cost estimate is presented in the following table (see Appendix E).

SUMMARY	
Phase 1A - Loop D 10 Sites	\$581,187.75
Phase 1B - Loop D 15 Further Sites	\$918,060.00
Phase 1C - Loop D 17 Sites (Buildout)	\$758,868.00
Phase 2 - Lakeside and Parking Improvements	\$392,700.00
Phase 3 - Yurts/Tents and Group Site	\$1,035,168.75
Phase 4 - Loop C Improvements	\$510,675.00
Phase 5 - Repaving Access Road (Optional)	\$488,360.00
<b>Total All Phases</b>	<b>\$4,685,019.50</b>

The alternative phasing strategy presents an incremental approach to the proposed Loop D build-out, and allows for undertaking smaller portions of the work as funding and campground demand allows.



**PHASE 1 - LOOP D ALTERNATE OPTION (WALK-IN SITES)**

A third alternate option has been provided, should the District decide to develop Loop D as providing only walk-in sites. The walk-in sites-only option would provide for a total of 21 camping sites and central parking area (see Appendix B). A washroom with showers and potable water tap would be located in the parking area, while a second washroom (pithouse) would be located at the northeast corner of the looped trail system. The pithouse would be accessible, for servicing, via an emergency access road to East Pit Road.

The cost estimates for this option, including total cost for all phases, is presented in the following table. See Appendix F for a complete breakdown of costs.

SUMMARY	
Phase 1 - Loop D 21 Walk in Sites	\$737,566.50
Phase 2 - Lakeside and Parking Improvements	\$392,700.00
Phase 3 - Roundhouses and Group Site	\$1,761,168.75
Phase 4 - Loop C Improvements	\$535,425.00
Phase 5 - Repaving Access Road (Optional)	\$488,360.00
Total All Phases	\$3,915,220.25

This option for Loop D is the least expensive of the three options provided, however provides for less campsites and does not allow for vehicular access, nor power to each site.



# **APPENDIX A**

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*MASTER PLAN*





# District of Logan Lake: Campground Master Plan

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March 13, 2023



# **APPENDIX B**

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## *PHASING PLAN*



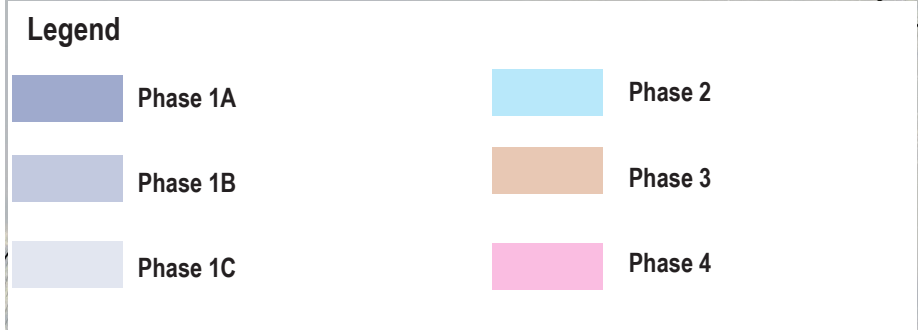


District of Logan Lake: Phasing Plan

0 50m

March 13, 2023

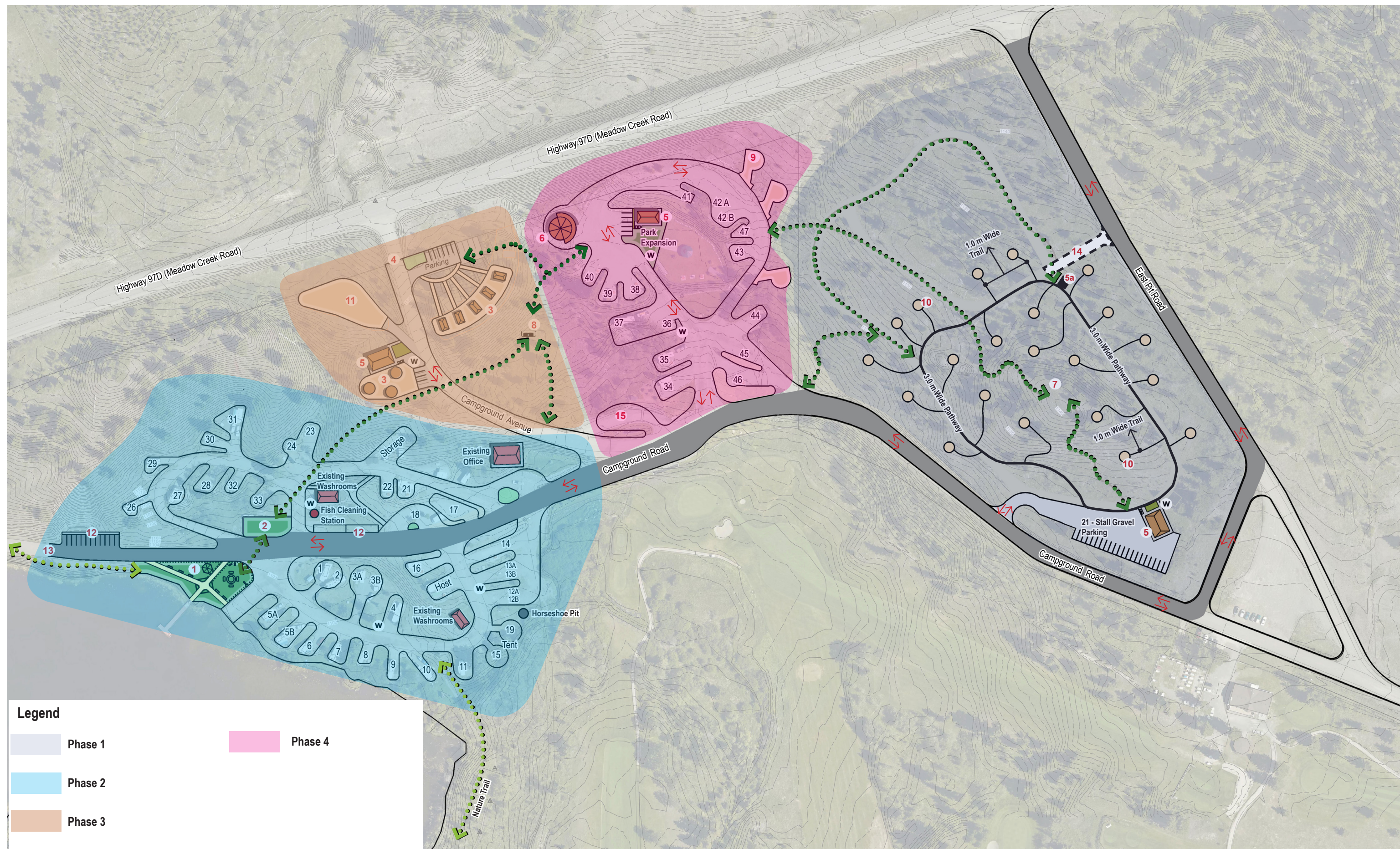




0 50cm

March 13, 2023





District of Logan Lake: Phasing Plan - Walk-in Sites Option

0 50m

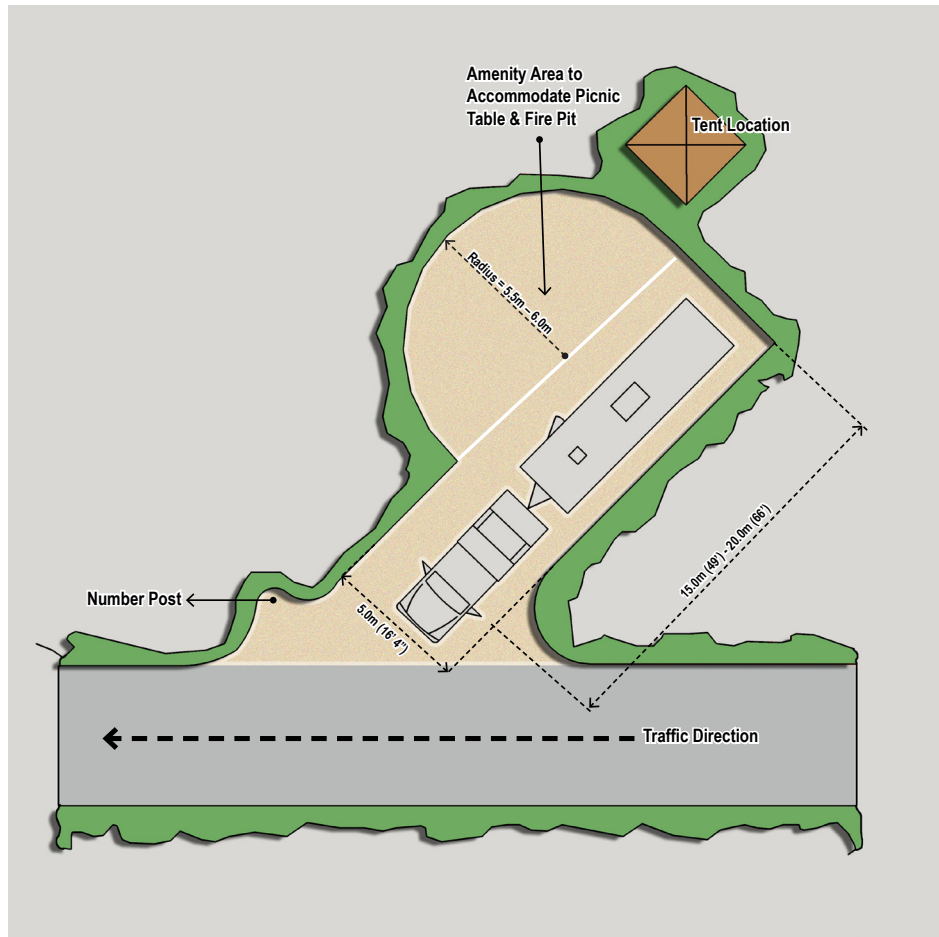


## **APPENDIX C**

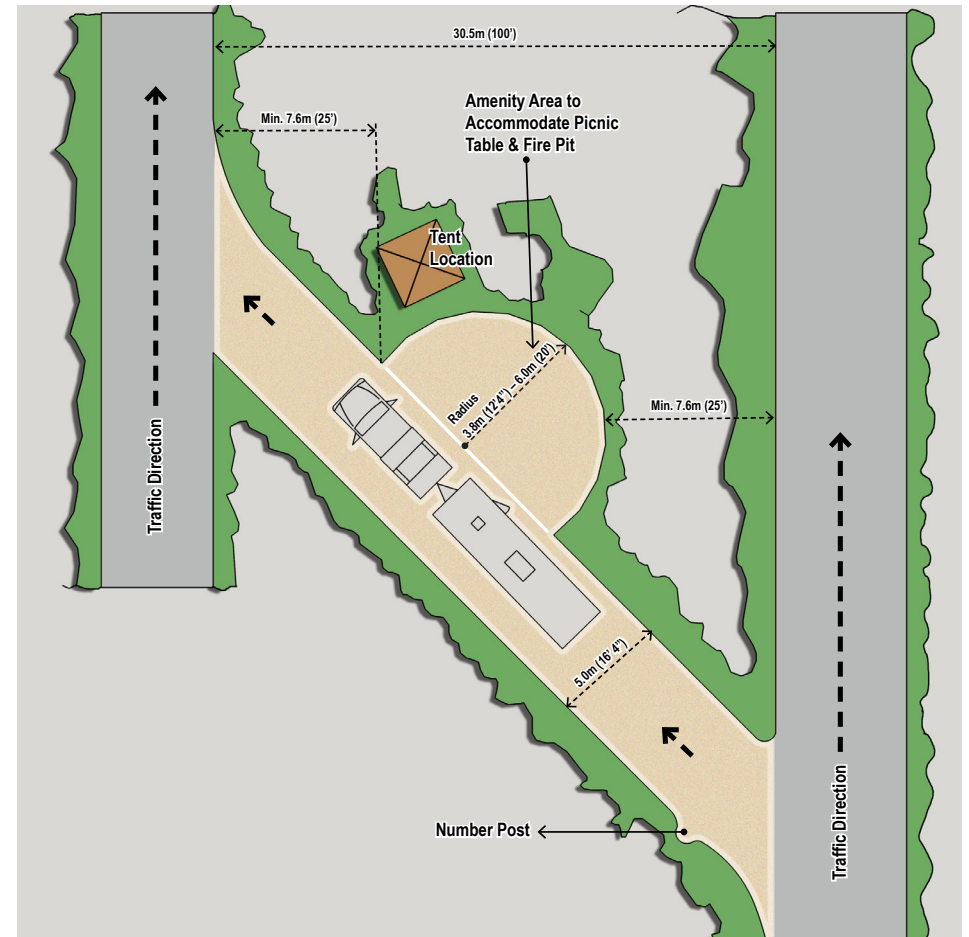
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### *TYPICAL CAMPSITE DETAILS*





**Back-In Site**



**Drive-Through Site**

## District of Logan Lake: Campground Site Details



## **APPENDIX D**

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*CLASS D COST ESTIMATE*





992-691  
Apr-23

**District of Logan Lake  
Campsite Expansion - Phase 1A - Loop D - 11 Sites and Road  
Class D Cost Estimate**

ITEM	DESCRIPTION	UNIT	EST. QUANT.	UNIT PRICE	TOTAL PAYMENT
<b>PART 1.0 - GENERAL REQUIREMENTS</b>					
1.1	Mobilization/Demobilization	LS	1	\$ 10,000.00	\$10,000.00
				<b>Subtotal Part 1.0</b>	<b>\$10,000.00</b>
<b>PART 2.0 - EARTHWORKS</b>					
2.1	Clear and grub to limits of construction	m <sup>2</sup>	9,000	\$5.00	\$45,000.00
2.2	Stripping to 0.2m depth and stockpile onsite	m <sup>3</sup>	1,800	\$8.00	\$14,400.00
2.3	Grading for phase 1 roads site cut to fill	m <sup>3</sup>	1,693	\$25.00	\$42,325.00
2.4	Grading for Phase 1 roads site cut to waste	m <sup>3</sup>	3,426	\$35.00	\$119,910.00
2.5	Grading for campsites - cut to fill	m <sup>3</sup>	1,000	\$27.00	\$27,000.00
				<b>Subtotal Part 2.0</b>	<b>\$248,635.00</b>
<b>PART 3.0 - ROADS AND SITE IMPROVEMENTS</b>					
3.1	100mm depth 19 mm minus crushed granular base for campground roads and 11 sites	m <sup>2</sup>	7,220	\$18.00	\$129,960.00
3.2	Asphalt for Accessible Path, including subbase and base gravels	m <sup>2</sup>	60	\$105.00	\$6,300.00
				<b>Subtotal Part 3.0</b>	<b>\$136,260.00</b>
<b>PART 4.0 - UTILITIES</b>					
4.1	300mmØ HDPE culverts (4 ea. at 6m length)	l.m.	24	\$300.00	\$7,200.00
4.2	50Ø HDPE Watermain	l.m.	200	\$190.00	\$38,000.00
4.3	Tie-in to existing 150Ø PVC watermain c/w hymax couplers	LS	1	\$5,000.00	\$5,000.00
4.4	Water tap complete with standpipe	LS	1	\$3,000.00	\$3,000.00
				<b>Subtotal Part 4.0</b>	<b>\$53,200.00</b>



**PART 5.0 - ELECTRICAL**

5.1	Supply and install campground electrical services including post and receiver	ea.	11	\$250.00	\$2,750.00
5.2	Electrical Conduit	l.m.	800	\$125.00	\$100,000.00
<b>Subtotal Part 5.0</b>					<b>\$102,750.00</b>

**PART 6.0 - CAMPGROUND AMENITIES**

6.1	Picnic Table including concrete base	ea.	11	\$2,000.00	\$22,000.00
6.2	Fire pit with grill	ea.	11	\$500.00	\$5,500.00
6.3	Wooden sign post complete with site signage	ea.	11	\$100.00	\$1,100.00
6.4	Wayfinding signage including pole and concrete base	ea.	5	\$750.00	\$3,750.00
6.5	Campsite washrooms with holding tank (1M and 1F)	ea.	1	\$35,000.00	\$35,000.00
6.6	Garbage and recycling bins	ea	1	\$2,500.00	\$2,500.00
<b>Subtotal Part 6.0</b>					<b>\$69,850.00</b>

**SUMMARY**

<b>Part 1.0 - General Requirements</b>	<b>\$10,000.00</b>
<b>Part 2.0 - Earthworks</b>	<b>\$248,635.00</b>
<b>Part 3.0 - Roads and Site Improvements</b>	<b>\$136,260.00</b>
<b>Part 4.0 - Utilities</b>	<b>\$53,200.00</b>
<b>Part 5.0 - Electrical</b>	<b>\$102,750.00</b>
<b>Part 6.0 - Campground Amenities</b>	<b>\$69,850.00</b>
<b>Subtotal Parts 1.0 to 6.0</b>	<b>\$620,695.00</b>
<b>Contingency Allowance (50%)</b>	<b>\$310,347.50</b>
<b>Engineering Services (allow 15%)</b>	<b>\$93,104.25</b>
<b>Total Contract Sum (excluding GST)</b>	<b>\$1,024,146.75</b>

Prepared by: Liam Baker, P. Eng.





992-691  
Apr-23

District of Logan Lake  
Campsite Expansion - Phase 1B - Loop D Buildout - 34 Sites  
Class D Cost Estimate

ITEM	DESCRIPTION	UNIT	EST. QUANT.	UNIT PRICE	TOTAL PAYMENT
<b>PART 1.0 - GENERAL REQUIREMENTS</b>					
1.1	Mobilization/Demobilization	LS	1	\$ 10,000.00	\$10,000.00
<b>Subtotal Part 1.0</b>					<b>\$10,000.00</b>
<b>PART 2.0 - EARTHWORKS</b>					
2.1	Clear and grub to limits of construction	m <sup>2</sup>	12,000	\$5.00	\$60,000.00
2.2	Stripping to 0.2m depth and stockpile onsite	m <sup>3</sup>	2,200	\$8.00	\$17,600.00
2.3	Grading for campsites - cut to fill	m <sup>3</sup>	3,600	\$27.00	\$97,200.00
<b>Subtotal Part 2.0</b>					<b>\$174,800.00</b>
<b>PART 3.0 - ROADS AND SITE IMPROVEMENTS</b>					
3.1	100mm depth 19 mm minus crushed granular base for remaining 34 Loop D sites	m <sup>2</sup>	7,660	\$19.00	\$145,540.00
3.2	Access and Improvements to lookout, including grading, road, gravels, and gazebo	LS	1	\$75,000.00	\$75,000.00
<b>Subtotal Part 3.0</b>					<b>\$220,540.00</b>
<b>PART 4.0 - UTILITIES</b>					
4.1	50Ø HDPE Watermain	l.m.	250	\$190.00	\$47,500.00
4.2	Tie-in to existing watermain	LS	1	\$5,000.00	\$5,000.00
4.3	Water tap complete with standpipe	ea	2	\$3,000.00	\$6,000.00
<b>Subtotal Part 4.0</b>					<b>\$58,500.00</b>



#### PART 5.0 - ELECTRICAL

5.1	Supply and install campground electrical services including post and receiver	ea.	34	\$250.00	\$8,500.00
5.2	Electrical Conduit	l.m.	360	\$125.00	\$45,000.00
5.3	Path lighting inc. poles, bases, conduit	ea.	3	\$10,000.00	\$30,000.00
<b>Subtotal Part 5.0</b>					<b>\$83,500.00</b>

#### PART 6.0 - CAMPGROUND AMENITIES

6.1	Picnic Table including concrete base	ea.	34	\$2,000.00	\$68,000.00
6.2	Fire pit with grill	ea.	34	\$500.00	\$17,000.00
6.3	Wooden sign post complete with site signage	ea.	34	\$100.00	\$3,400.00
6.4	Wayfinding signage including pole and concrete base	ea.	6	\$750.00	\$4,500.00
6.5	Campsite washrooms with holding tank (1M and 1F)	ea.	1	\$35,000.00	\$35,000.00
6.6	Campsite washrooms with showers, incl. holding tank (1M and 1F)	ea.	1	\$60,000.00	\$60,000.00
6.7	Garbage and recycling bins	ea	2	\$2,500.00	\$5,000.00
<b>Subtotal Part 6.0</b>					<b>\$192,900.00</b>

#### SUMMARY

<b>Part 1.0 - General Requirements</b>	<b>\$10,000.00</b>
<b>Part 2.0 - Earthworks</b>	<b>\$174,800.00</b>
<b>Part 3.0 - Roads and Site Improvements</b>	<b>\$220,540.00</b>
<b>Part 4.0 - Utilities</b>	<b>\$58,500.00</b>
<b>Part 5.0 - Electrical</b>	<b>\$83,500.00</b>
<b>Part 6.0 - Campground Amenities</b>	<b>\$192,900.00</b>
<b>Subtotal Parts 1.0 to 6.0</b>	<b>\$740,240.00</b>
<b>Contingency Allowance (50%)</b>	<b>\$370,120.00</b>
<b>Engineering Services (allow 15%)</b>	<b>\$111,036.00</b>
<b>Total Contract Sum (excluding GST)</b>	<b>\$1,221,396.00</b>

Prepared by: Liam Baker, P. Eng.





992-691  
Apr-23

**District of Logan Lake  
Campsite Expansion - Phase 2 - Lakeside Improvements  
Class D Cost Estimate**

ITEM	DESCRIPTION	UNIT	EST. QUANT.	UNIT PRICE	TOTAL PAYMENT
<b>PART 1.0 - GENERAL REQUIREMENTS</b>					
1.1	Mobilization/Demobilization	LS			\$10,000.00
<b>Subtotal Part 1.0</b>					<b>\$10,000.00</b>
<b>PART 2.0 - EARTHWORKS</b>					
2.1	Vegetation removal	LS	1	\$2,000.00	\$2,000.00
2.2	On site cut to fill	m <sup>3</sup>	400	\$50.00	\$20,000.00
<b>Subtotal Part 2.0</b>					<b>\$22,000.00</b>
<b>PART 3.0 - ROADS AND SITE IMPROVEMENTS</b>					
3.1	100mm depth 19 mm minus crushed granular base for parking areas	m <sup>2</sup>	400	\$32.00	\$12,800.00
3.2	Parking curbs	ea	12	\$300.00	\$3,600.00
3.3	Concrete no-post barriers (CLB-1 or similar)	ea	8	\$950.00	\$7,600.00
3.4	Moving existing vehicle gate	LS	1	\$1,500.00	\$1,500.00
3.5	Signage	ea	6	\$250.00	\$1,500.00
3.6	Brick pavers incl. leveling and sand base	m <sup>2</sup>	220	\$150.00	\$33,000.00
3.7	Planters	ea	4	\$1,500.00	\$6,000.00
3.8	Lighting (solar)	ea	2	\$12,000.00	\$24,000.00
3.9	Bench	ea	9	\$1,500.00	\$13,500.00



3.10	Group fire pit	ea	1	\$6,500.00	\$6,500.00
3.11	Gazebo (14' Round)	ea	1	\$25,000.00	\$25,000.00
3.12	Garbage and recycling bins	ea	1	\$2,500.00	\$2,500.00
3.13	Info signage	ea	2	\$2,500.00	\$5,000.00
3.14	Rope fencing	lm	90	\$150.00	\$13,500.00
3.15	Landscaping allowance (grass restoration, tree plantings)	LS	1	\$50,000.00	\$50,000.00
				<b>Subtotal Part 3.0</b>	<b>\$206,000.00</b>

## SUMMARY

<b>Part 1.0 - General Requirements</b>	<b>\$10,000.00</b>
<b>Part 2.0 - Earthworks</b>	<b>\$22,000.00</b>
<b>Part 3.0 - Roads and Site Improvements</b>	<b>\$206,000.00</b>
<b>Subtotal Parts 1.0 to 3.0</b>	<b>\$238,000.00</b>
<b>Contingency Allowance (50%)</b>	<b>\$119,000.00</b>
<b>Engineering Services (allow 15%)</b>	<b>\$35,700.00</b>
<b>Total Contract Sum</b>	<b>\$392,700.00</b>

Prepared by: Liam Baker, P. Eng.





992-691

Apr-23

**District of Logan Lake  
Campsite Expansion - Phase 3 - Loop E - Roundhouses and Group Site  
Class D Cost Estimate**

ITEM	DESCRIPTION	UNIT	EST. QUANT.	UNIT PRICE	TOTAL PAYMENT
<b>PART 1.0 - GENERAL REQUIREMENTS</b>					
1.1	Mobilization/Demobilization	LS			\$10,000.00
				<b>Subtotal Part 1.0</b>	<b>\$10,000.00</b>
<b>PART 2.0 - EARTHWORKS</b>					
2.1	Clear, strip and grub to limits of construction	m <sup>2</sup>	3,900	\$8.00	\$31,200.00
2.2	Stripping to 0.2m depth and stockpile onsite	m <sup>3</sup>	850	\$12.50	\$10,625.00
2.3	On site cut to fill	m <sup>3</sup>	1,200	\$25.00	\$30,000.00
2.4	Cut to Waste	m <sup>3</sup>	2,600	\$50.00	\$130,000.00
				<b>Subtotal Part 2.0</b>	<b>\$201,825.00</b>
<b>PART 3.0 - ROADS AND SITE IMPROVEMENTS</b>					
3.1	100mm depth 19 mm minus crushed granular base for campground roads and sites	m <sup>2</sup>	3,000	\$25.00	\$75,000.00
3.2	Parking curbs	ea	10	\$300.00	\$3,000.00
				<b>Subtotal Part 3.0</b>	<b>\$78,000.00</b>
<b>PART 4.0 - UTILITIES</b>					
4.1	300mmØ HDPE culverts	l.m.	16	\$300.00	\$4,800.00
4.2	50Ø HDPE Watermain Tie-in to existing 150Ø PVC watermain c/w	l.m.	150	\$190.00	\$28,500.00
4.3	hymax coupler	LS	1	\$5,000.00	\$5,000.00
4.4	Water tap complete with standpipe	LS	2	\$3,000.00	\$6,000.00
				<b>Subtotal Part 4.0</b>	<b>\$44,300.00</b>



**PART 5.0 - ELECTRICAL**

5.1	Electrical Services to Yurts / Tents	ea.	8	<u>\$1,500.00</u>	<u>\$12,000.00</u>
5.2	Electrical Conduit	l.m.	300	<u>\$125.00</u>	<u>\$37,500.00</u>
<b>Subtotal Part 5.0</b>					<b><u>\$49,500.00</u></b>

**PART 6.0 - AMENITIES**

6.1	Roundhouses (~512 sq. ft)	ea.	8	<u>\$70,000.00</u>	<u>\$560,000.00</u>
6.2	Picnic Table including concrete base	ea.	10	<u>\$2,000.00</u>	<u>\$20,000.00</u>
6.3	Fire pit with grill	ea.	10	<u>\$500.00</u>	<u>\$5,000.00</u>
6.4	Wooden sign post complete with site signage	ea.	10	<u>\$100.00</u>	<u>\$1,000.00</u>
6.5	Wayfinding signage including pole and concrete base	ea.	7	<u>\$750.00</u>	<u>\$5,250.00</u>
6.6	Campsite washrooms with holding tank (each with both male and female)	ea.	1	<u>\$35,000.00</u>	<u>\$35,000.00</u>
6.7	Landscaping and staging area (allowance)	LS	1	<u>\$25,000.00</u>	<u>\$25,000.00</u>
6.8	Viewpoint and paths	LS	1	<u>\$30,000.00</u>	<u>\$30,000.00</u>
6.9	Garbage and recycling bins	ea	1	<u>\$2,500.00</u>	<u>\$2,500.00</u>
<b>Subtotal Part 6.0</b>					<b><u>\$683,750.00</u></b>



**SUMMARY**

<b>Part 1.0 - General Requirements</b>	<b>\$10,000.00</b>
<b>Part 2.0 - Earthworks</b>	<b>\$201,825.00</b>
<b>Part 3.0 - Roads and Site Improvements</b>	<b>\$78,000.00</b>
<b>Part 4.0 - Utilities</b>	<b>\$44,300.00</b>
<b>Part 5.0 - Electrical</b>	<b>\$49,500.00</b>
<b>Part 6.0 - Campground Amenities</b>	<b>\$683,750.00</b>
<b>Subtotal Parts 1.0 to 6.0</b>	<b>\$1,067,375.00</b>
<b>Contingency Allowance (50%)</b>	<b>\$533,687.50</b>
<b>Engineering Services (allow 15%)</b>	<b>\$160,106.25</b>
<b>Total Contract Sum</b>	<b>\$1,761,168.75</b>

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*Prepared by:* *Liam Baker, P. Eng.*





992-691

Apr-23

District of Logan Lake  
Campsite Expansion - Phase 4 - Loop C Improvements  
Class D Cost Estimate

ITEM	DESCRIPTION	UNIT	EST. QUANT.	UNIT PRICE	TOTAL PAYMENT
<b>PART 1.0 - GENERAL REQUIREMENTS</b>					
1.1	Mobilization/Demobilization	LS			\$10,000.00
				<b>Subtotal Part 1.0</b>	<b>\$10,000.00</b>
<b>PART 2.0 - EARTHWORKS</b>					
2.1	On site cut to fill (allowance)	LS	1	\$22,500.00	\$22,500.00
				<b>Subtotal Part 2.0</b>	<b>\$22,500.00</b>
<b>PART 3.0 - ROADS AND SITE IMPROVEMENTS</b>					
3.1	100mm depth 19 mm minus crushed granular base for parking areas	m <sup>2</sup>	700	\$32.00	\$22,400.00
3.2	Parking curbs	ea	6	\$300.00	\$1,800.00
3.3	Roundhouse	ea	1	\$140,000.00	\$140,000.00
3.4	Garbage and recycling bins	ea	1	\$2,500.00	\$2,500.00
3.5	Info signage	ea	1	\$2,500.00	\$2,500.00
3.6	Landscaping allowance (grass restoration, tree plantings)	LS	1	\$25,000.00	\$25,000.00
3.7	Campsite Addition	ea	2	\$15,000.00	\$30,000.00
				<b>Subtotal Part 3.0</b>	<b>\$224,200.00</b>
<b>PART 4.0 - AMENITIES</b>					
4.1	Picnic Table including concrete base	ea.	3	\$2,000.00	\$6,000.00
4.2	Fire pit with grill	ea.	3	\$500.00	\$1,500.00
4.3	Wooden sign post complete with site signage	ea.	3	\$100.00	\$300.00
4.4	Campsite washrooms with showers, incl. holding tank (each with both male and female)	ea.	1	\$60,000.00	\$60,000.00
				<b>Subtotal Part 6.0</b>	<b>\$67,800.00</b>



**SUMMARY**

<b>Part 1.0 - General Requirements</b>	<b><u>\$10,000.00</u></b>
<b>Part 2.0 - Earthworks</b>	<b><u>\$22,500.00</u></b>
<b>Part 3.0 - Roads and Site Improvements</b>	<b><u>\$224,200.00</u></b>
<b>Part 4.0 - Amenities</b>	<b><u>\$67,800.00</u></b>
<b>Subtotal Parts 1.0 to 4.0</b>	<b><u>\$324,500.00</u></b>
<b>Contingency Allowance (50%)</b>	<b><u>\$162,250.00</u></b>
<b>Engineering Services (allow 15%)</b>	<b><u>\$48,675.00</u></b>
<b>Total Contract Sum</b>	<b><u><u>\$535,425.00</u></u></b>

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Prepared by: *Liam Baker, P. Eng.*



992-691

Apr-23

**District of Logan Lake  
Campsite Expansion - Phase 5 - Repaving Access Road (Optional)  
Class D Cost Estimate**

ITEM	DESCRIPTION	UNIT	EST. QUANT.	UNIT PRICE	TOTAL PAYMENT
<b>PART 1.0 - GENERAL REQUIREMENTS</b>					
1.1	Mobilization/Demobilization	LS			\$10,000.00
<b>Subtotal Part 1.0</b>					<b>\$10,000.00</b>
<b>PART 2.0 - ROADS AND SITE IMPROVEMENTS</b>					
2.1	Remove existing asphalt	m <sup>2</sup>	7,200	\$7.00	\$50,400.00
2.2	Regrading existing base material	m <sup>2</sup>	100	\$6.00	\$600.00
2.3	50mm asphalt paving	m <sup>2</sup>	7,880	\$35.00	\$275,800.00
<b>Subtotal Part 3.0</b>					<b>\$326,800.00</b>
<b>SUMMARY</b>					
<b>Part 1.0 - General Requirements</b>					<b>\$10,000.00</b>
<b>Part 2.0 - Roads and Site Improvements</b>					<b>\$326,800.00</b>
<b>Subtotal Parts 1.0 to 2.0</b>					<b>\$336,800.00</b>
<b>Contingency Allowance (30%)</b>					<b>\$101,040.00</b>
<b>Engineering Services (allow 15%)</b>					<b>\$50,520.00</b>
<b>Total Contract Sum</b>					<b>\$488,360.00</b>

Prepared by: Liam Baker, P. Eng.





**District of Logan Lake  
Campsite Expansion - Summary  
Class D Cost Estimate**

**SUMMARY**

<b>Phase 1A - Loop D 11 Sites and All Roads</b>	<b><u>\$1,024,146.75</u></b>
<b>Phase 1B - Remainder of Loop D (34 Sites)</b>	<b><u>\$1,221,396.00</u></b>
<b>Phase 2 - Lakeside and Parking Improvements</b>	<b><u>\$392,700.00</u></b>
<b>Phase 3 - Roundhouses and Group Site</b>	<b><u>\$1,761,168.75</u></b>
<b>Phase 4 - Loop C Improvements</b>	<b><u>\$535,425.00</u></b>
<b>Phase 5 - Repaving Access Road (Optional)</b>	<b><u>\$488,360.00</u></b>
<b>Total All Phases</b>	<b><u><u>\$5,423,196.50</u></u></b>

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*Prepared by: Liam Baker, P. Eng.*

## **APPENDIX E**

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*CLASS D COST ESTIMATE  
(Alternate Option)*





992-691  
Mar-23

**District of Logan Lake  
Campsite Expansion - Phase 1A - Loop D - 10 Sites and Lower Road  
Class D Cost Estimate**

ITEM	DESCRIPTION	UNIT	EST. QUANT.	UNIT PRICE	TOTAL PAYMENT
<b>PART 1.0 - GENERAL REQUIREMENTS</b>					
1.1	Mobilization/Demobilization	LS	1	\$ 10,000.00	\$10,000.00
<b>Subtotal Part 1.0</b>					<b>\$10,000.00</b>
<b>PART 2.0 - EARTHWORKS</b>					
2.1	Clear and grub to limits of construction	m <sup>2</sup>	8,000	\$5.00	\$40,000.00
2.2	Stripping to 0.2m depth and stockpile onsite	m <sup>3</sup>	1,600	\$8.00	\$12,800.00
2.3	Grading for phase 1 roads site cut to fill	m <sup>3</sup>	1,693	\$25.00	\$42,325.00
2.4	Grading for campsites - cut to fill	m <sup>3</sup>	1,000	\$27.00	\$27,000.00
<b>Subtotal Part 2.0</b>					<b>\$122,125.00</b>
<b>PART 3.0 - ROADS AND SITE IMPROVEMENTS</b>					
3.1	100mm depth 19 mm minus crushed granular base for campground roads and 11 sites	m <sup>2</sup>	3,970	\$18.00	\$71,460.00
3.2	Asphalt for Accessible Path, including subbase and base gravels	m <sup>2</sup>	60	\$105.00	\$6,300.00
<b>Subtotal Part 3.0</b>					<b>\$77,760.00</b>
<b>PART 4.0 - UTILITIES</b>					
4.1	300mmØ HDPE culverts (4 ea. at 6m length)	l.m.	12	\$300.00	\$3,600.00
4.2	50Ø HDPE Watermain	l.m.	200	\$190.00	\$38,000.00
4.3	Tie-in to existing 150Ø PVC watermain c/w hymax couplers	LS	1	\$5,000.00	\$5,000.00
4.4	Water tap complete with standpipe	LS	1	\$3,000.00	\$3,000.00
<b>Subtotal Part 4.0</b>					<b>\$49,600.00</b>

**PART 5.0 - ELECTRICAL**

5.1	Supply and install campground electrical services including post and receiver	ea.	11	\$250.00	\$2,750.00
5.2	Electrical Conduit	l.m.	200	\$125.00	\$25,000.00
<b>Subtotal Part 5.0</b>					<b>\$27,750.00</b>

**PART 6.0 - CAMPGROUND AMENITIES**

6.1	Picnic Table including concrete base	ea.	10	\$2,000.00	\$20,000.00
6.2	Fire pit with grill	ea.	10	\$500.00	\$5,000.00
6.3	Wooden sign post complete with site signage	ea.	10	\$100.00	\$1,000.00
6.4	Wayfinding signage including pole and concrete base	ea.	2	\$750.00	\$1,500.00
6.5	Campsite washrooms with holding tank (1M and 1F)	ea.	1	\$35,000.00	\$35,000.00
6.6	Garbage and recycling bins	ea	1	\$2,500.00	\$2,500.00
<b>Subtotal Part 6.0</b>					<b>\$65,000.00</b>

**SUMMARY**

<b>Part 1.0 - General Requirements</b>	<b>\$10,000.00</b>
<b>Part 2.0 - Earthworks</b>	<b>\$122,125.00</b>
<b>Part 3.0 - Roads and Site Improvements</b>	<b>\$77,760.00</b>
<b>Part 4.0 - Utilities</b>	<b>\$49,600.00</b>
<b>Part 5.0 - Electrical</b>	<b>\$27,750.00</b>
<b>Part 6.0 - Campground Amenities</b>	<b>\$65,000.00</b>
<b>Subtotal Parts 1.0 to 6.0</b>	<b>\$352,235.00</b>
<b>Contingency Allowance (50%)</b>	<b>\$176,117.50</b>
<b>Engineering Services (allow 15%)</b>	<b>\$52,835.25</b>
<b>Total Contract Sum (excluding GST)</b>	<b>\$581,187.75</b>

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Prepared by: *Liam Baker, P. Eng.*





992-691  
Mar-23

District of Logan Lake  
Campsite Expansion - Phase 1B - Loop D Middle Area - 15 Sites  
Class D Cost Estimate

ITEM	DESCRIPTION	UNIT	EST. QUANT.	UNIT PRICE	TOTAL PAYMENT
<b>PART 1.0 - GENERAL REQUIREMENTS</b>					
1.1	Mobilization/Demobilization	LS	1	\$ 10,000.00	\$10,000.00
<b>Subtotal Part 1.0</b>					<b>\$10,000.00</b>
<b>PART 2.0 - EARTHWORKS</b>					
2.1	Clear and grub to limits of construction	m <sup>2</sup>	11,000	\$5.00	\$55,000.00
2.2	Stripping to 0.2m depth and stockpile onsite	m <sup>3</sup>	2,200	\$8.00	\$17,600.00
2.3	Grading for campsites - cut to fill	m <sup>3</sup>	1,700	\$27.00	\$45,900.00
2.4	Grading for Phase 1 roads site cut to waste	m <sup>3</sup>	2,050	\$35.00	\$71,750.00
<b>Subtotal Part 2.0</b>					<b>\$190,250.00</b>
<b>PART 3.0 - ROADS AND SITE IMPROVEMENTS</b>					
3.1	100mm depth 19 mm minus crushed granular base for sites	m <sup>2</sup>	3,300	\$19.00	\$62,700.00
3.1	100mm depth 19 mm minus crushed granular base for campground roads	m <sup>2</sup>	1,900	\$18.00	\$34,200.00
3.2	Access and Improvements to lookout, including grading, road, gravels, and gazebo	LS	1	\$75,000.00	\$75,000.00
<b>Subtotal Part 3.0</b>					<b>\$171,900.00</b>
<b>PART 4.0 - UTILITIES</b>					
4.1	300mmØ HDPE culverts (4 ea. at 6m length)	l.m.	6	\$300.00	\$1,800.00
4.2	50Ø HDPE Watermain	l.m.	125	\$190.00	\$23,750.00
4.3	Tie-in to existing watermain	LS	1	\$5,000.00	\$5,000.00
4.4	Water tap complete with standpipe	ea	1	\$3,000.00	\$3,000.00
<b>Subtotal Part 4.0</b>					<b>\$31,750.00</b>

#### PART 5.0 - ELECTRICAL

5.1	Supply and install campground electrical services including post and receiver	ea.	15	\$250.00	\$3,750.00
5.2	Electrical Conduit	l.m.	360	\$125.00	\$45,000.00
<b>Subtotal Part 5.0</b>				<b>\$48,750.00</b>	

#### PART 6.0 - CAMPGROUND AMENITIES

6.1	Picnic Table including concrete base	ea.	15	\$2,000.00	\$30,000.00
6.2	Fire pit with grill	ea.	15	\$500.00	\$7,500.00
6.3	Wooden sign post complete with site signage	ea.	15	\$100.00	\$1,500.00
6.4	Wayfinding signage including pole and concrete base	ea.	3	\$750.00	\$2,250.00
6.5	Campsite washrooms with showers incl. holding tank (1M and 1F)	ea.	1	\$60,000.00	\$60,000.00
6.6	Garbage and recycling bins	ea	1	\$2,500.00	\$2,500.00
<b>Subtotal Part 6.0</b>				<b>\$103,750.00</b>	

#### SUMMARY

<b>Part 1.0 - General Requirements</b>	<b>\$10,000.00</b>
<b>Part 2.0 - Earthworks</b>	<b>\$190,250.00</b>
<b>Part 3.0 - Roads and Site Improvements</b>	<b>\$171,900.00</b>
<b>Part 4.0 - Utilities</b>	<b>\$31,750.00</b>
<b>Part 5.0 - Electrical</b>	<b>\$48,750.00</b>
<b>Part 6.0 - Campground Amenities</b>	<b>\$103,750.00</b>
<b>Subtotal Parts 1.0 to 6.0</b>	<b>\$556,400.00</b>
<b>Contingency Allowance (50%)</b>	<b>\$278,200.00</b>
<b>Engineering Services (allow 15%)</b>	<b>\$83,460.00</b>
<b>Total Contract Sum (excluding GST)</b>	<b>\$918,060.00</b>

Prepared by: Liam Baker, P. Eng.





992-691  
Mar-23

District of Logan Lake  
Campsite Expansion - Phase 1C - Loop D Buildout - 17 Sites  
Class D Cost Estimate

ITEM	DESCRIPTION	UNIT	EST. QUANT.	UNIT PRICE	TOTAL PAYMENT
<b>PART 1.0 - GENERAL REQUIREMENTS</b>					
1.1	Mobilization/Demobilization	LS	1	\$ 10,000.00	\$10,000.00
<b>Subtotal Part 1.0</b>					<b>\$10,000.00</b>
<b>PART 2.0 - EARTHWORKS</b>					
2.1	Clear and grub to limits of construction	m <sup>2</sup>	1,000	\$5.00	\$5,000.00
2.2	Stripping to 0.2m depth and stockpile onsite	m <sup>3</sup>	2,000	\$8.00	\$16,000.00
2.3	Grading for campsites - cut to fill	m <sup>3</sup>	1,900	\$27.00	\$51,300.00
2.4	Grading for Phase 1 roads site cut to waste	m <sup>3</sup>	1,400	\$35.00	\$49,000.00
<b>Subtotal Part 2.0</b>					<b>\$121,300.00</b>
<b>PART 3.0 - ROADS AND SITE IMPROVEMENTS</b>					
3.1	100mm depth 19 mm minus crushed granular base for sites	m <sup>2</sup>	3,740	\$19.00	\$71,060.00
3.2	100mm depth 19 mm minus crushed granular base for campground roads	m <sup>2</sup>	1,395	\$18.00	\$25,110.00
3.3	Access and Improvements to lookout, including grading, road, gravels, and gazebo	LS	1	\$75,000.00	\$75,000.00
<b>Subtotal Part 3.0</b>					<b>\$171,170.00</b>
<b>PART 4.0 - UTILITIES</b>					
4.1	300mmØ HDPE culverts (4 ea. at 6m length)	l.m.	6	\$300.00	\$1,800.00
4.2	50Ø HDPE Watermain	l.m.	125	\$190.00	\$23,750.00
4.3	Tie-in to existing watermain	LS	1	\$5,000.00	\$5,000.00
4.4	Water tap complete with standpipe	ea	1	\$3,000.00	\$3,000.00
<b>Subtotal Part 4.0</b>					<b>\$31,750.00</b>

#### PART 5.0 - ELECTRICAL

5.1	Supply and install campground electrical services including post and receiver	ea.	17	\$250.00	\$4,250.00
5.2	Electrical Conduit	l.m.	300	\$125.00	\$37,500.00
<b>Subtotal Part 5.0</b>					<b>\$41,750.00</b>

#### PART 6.0 - CAMPGROUND AMENITIES

6.1	Picnic Table including concrete base	ea.	17	\$2,000.00	\$34,000.00
6.2	Fire pit with grill	ea.	17	\$500.00	\$8,500.00
6.3	Wooden sign post complete with site signage	ea.	17	\$100.00	\$1,700.00
6.4	Wayfinding signage including pole and concrete base	ea.	3	\$750.00	\$2,250.00
6.5	Campsite washrooms with holding tank (1M and 1F)	ea.	1	\$35,000.00	\$35,000.00
6.6	Garbage and recycling bins	ea	1	\$2,500.00	\$2,500.00
<b>Subtotal Part 6.0</b>					<b>\$83,950.00</b>

#### SUMMARY

<b>Part 1.0 - General Requirements</b>	<b>\$10,000.00</b>
<b>Part 2.0 - Earthworks</b>	<b>\$121,300.00</b>
<b>Part 3.0 - Roads and Site Improvements</b>	<b>\$171,170.00</b>
<b>Part 4.0 - Utilities</b>	<b>\$31,750.00</b>
<b>Part 5.0 - Electrical</b>	<b>\$41,750.00</b>
<b>Part 6.0 - Campground Amenities</b>	<b>\$83,950.00</b>
<b>Subtotal Parts 1.0 to 6.0</b>	<b>\$459,920.00</b>
<b>Contingency Allowance (50%)</b>	<b>\$229,960.00</b>
<b>Engineering Services (allow 15%)</b>	<b>\$68,988.00</b>
<b>Total Contract Sum (excluding GST)</b>	<b>\$758,868.00</b>

Prepared by: Liam Baker, P. Eng.





992-691  
Mar-23

**District of Logan Lake  
Campsite Expansion - Phase 2 - Lakeside Improvements  
Class D Cost Estimate**

ITEM	DESCRIPTION	UNIT	EST. QUANT.	UNIT PRICE	TOTAL PAYMENT
<b>PART 1.0 - GENERAL REQUIREMENTS</b>					
1.1	Mobilization/Demobilization	LS			\$10,000.00
<b>Subtotal Part 1.0</b>					<b>\$10,000.00</b>
<b>PART 2.0 - EARTHWORKS</b>					
2.1	Vegetation removal	LS	1	\$2,000.00	\$2,000.00
2.2	On site cut to fill	m <sup>3</sup>	400	\$50.00	\$20,000.00
<b>Subtotal Part 2.0</b>					<b>\$22,000.00</b>
<b>PART 3.0 - ROADS AND SITE IMPROVEMENTS</b>					
3.1	100mm depth 19 mm minus crushed granular base for parking areas	m <sup>2</sup>	400	\$32.00	\$12,800.00
3.2	Parking curbs	ea	12	\$300.00	\$3,600.00
3.3	Concrete no-post barriers (CLB-1 or similar)	ea	8	\$950.00	\$7,600.00
3.4	Moving existing vehicle gate	LS	1	\$1,500.00	\$1,500.00
3.5	Signage	ea	6	\$250.00	\$1,500.00
3.6	Brick pavers incl. leveling and sand base	m <sup>2</sup>	220	\$150.00	\$33,000.00
3.7	Planters	ea	4	\$1,500.00	\$6,000.00
3.8	Lighting (solar)	ea	2	\$12,000.00	\$24,000.00
3.9	Bench	ea	9	\$1,500.00	\$13,500.00

3.10	Group fire pit	ea	1	\$6,500.00	\$6,500.00
3.11	Gazebo (14' Round)	ea	1	\$25,000.00	\$25,000.00
3.12	Garbage and recycling bins	ea	1	\$2,500.00	\$2,500.00
3.13	Info signage	ea	2	\$2,500.00	\$5,000.00
3.14	Rope fencing	lm	90	\$150.00	\$13,500.00
3.15	Landscaping allowance (grass restoration, tree plantings)	LS	1	\$50,000.00	\$50,000.00
				<b>Subtotal Part 3.0</b>	<b>\$206,000.00</b>

## SUMMARY

<b>Part 1.0 - General Requirements</b>	<b>\$10,000.00</b>
<b>Part 2.0 - Earthworks</b>	<b>\$22,000.00</b>
<b>Part 3.0 - Roads and Site Improvements</b>	<b>\$206,000.00</b>
<b>Subtotal Parts 1.0 to 3.0</b>	<b>\$238,000.00</b>
<b>Contingency Allowance (50%)</b>	<b>\$119,000.00</b>
<b>Engineering Services (allow 15%)</b>	<b>\$35,700.00</b>
<b>Total Contract Sum</b>	<b>\$392,700.00</b>

Prepared by: Liam Baker, P. Eng.





992-691

Mar-23

**District of Logan Lake  
Campsite Expansion - Phase 3 - Loop E - Cabins and Group Sites  
Class D Cost Estimate**

ITEM	DESCRIPTION	UNIT	EST. QUANT.	UNIT PRICE	TOTAL PAYMENT
<b>PART 1.0 - GENERAL REQUIREMENTS</b>					
1.1	Mobilization/Demobilization	LS			\$10,000.00
				<b>Subtotal Part 1.0</b>	<b>\$10,000.00</b>
<b>PART 2.0 - EARTHWORKS</b>					
2.1	Clear, strip and grub to limits of construction	m <sup>2</sup>	3,900	\$8.00	\$31,200.00
2.2	Stripping to 0.2m depth and stockpile onsite	m <sup>3</sup>	850	\$12.50	\$10,625.00
2.3	On site cut to fill	m <sup>3</sup>	1,200	\$25.00	\$30,000.00
2.4	Cut to Waste	m <sup>3</sup>	2,600	\$50.00	\$130,000.00
				<b>Subtotal Part 2.0</b>	<b>\$201,825.00</b>
<b>PART 3.0 - ROADS AND SITE IMPROVEMENTS</b>					
3.1	100mm depth 19 mm minus crushed granular base for campground roads and sites	m <sup>2</sup>	3,000	\$25.00	\$75,000.00
3.2	Parking curbs	ea	10	\$300.00	\$3,000.00
				<b>Subtotal Part 3.0</b>	<b>\$78,000.00</b>
<b>PART 4.0 - UTILITIES</b>					
4.1	300mmØ HDPE culverts	l.m.	16	\$300.00	\$4,800.00
4.2	50Ø HDPE Watermain Tie-in to existing 150Ø PVC watermain c/w	l.m.	150	\$190.00	\$28,500.00
4.3	hymax coupler	LS	1	\$5,000.00	\$5,000.00
4.4	Water tap complete with standpipe	LS	2	\$3,000.00	\$6,000.00
				<b>Subtotal Part 4.0</b>	<b>\$44,300.00</b>

**PART 5.0 - ELECTRICAL**

5.1	Electrical Services to Yurts / Tents	ea.	8	<u>\$1,500.00</u>	<u>\$12,000.00</u>
5.2	Electrical Conduit	l.m.	300	<u>\$125.00</u>	<u>\$37,500.00</u>
<b>Subtotal Part 5.0</b>					<b><u>\$49,500.00</u></b>

**PART 6.0 - AMENITIES**

6.1	Yurt structure (6m diameter, incl. decking, install, and furniture)	ea.	3	<u>\$25,000.00</u>	<u>\$75,000.00</u>
6.2	Canvas wall tent (4m x 6m, incl. decking, install, and furniture)	ea.	5	<u>\$9,000.00</u>	<u>\$45,000.00</u>
6.3	Picnic Table including concrete base	ea.	10	<u>\$2,000.00</u>	<u>\$20,000.00</u>
6.4	Fire pit with grill	ea.	10	<u>\$500.00</u>	<u>\$5,000.00</u>
6.5	Wooden sign post complete with site signage	ea.	10	<u>\$100.00</u>	<u>\$1,000.00</u>
6.6	Wayfinding signage including pole and concrete base	ea.	7	<u>\$750.00</u>	<u>\$5,250.00</u>
6.7	Campsite washrooms with holding tank (each with both male and female)	ea.	1	<u>\$35,000.00</u>	<u>\$35,000.00</u>
6.8	Landscaping and staging area (allowance)	LS	1	<u>\$25,000.00</u>	<u>\$25,000.00</u>
6.9	Viewpoint and paths	LS	1	<u>\$30,000.00</u>	<u>\$30,000.00</u>
6.10	Garbage and recycling bins	ea	1	<u>\$2,500.00</u>	<u>\$2,500.00</u>
<b>Subtotal Part 6.0</b>					<b><u>\$243,750.00</u></b>



**SUMMARY**

<b>Part 1.0 - General Requirements</b>	<b>\$10,000.00</b>
<b>Part 2.0 - Earthworks</b>	<b>\$201,825.00</b>
<b>Part 3.0 - Roads and Site Improvements</b>	<b>\$78,000.00</b>
<b>Part 4.0 - Utilities</b>	<b>\$44,300.00</b>
<b>Part 5.0 - Electrical</b>	<b>\$49,500.00</b>
<b>Part 6.0 - Campground Amenities</b>	<b>\$243,750.00</b>
<b>Subtotal Parts 1.0 to 6.0</b>	<b>\$627,375.00</b>
<b>Contingency Allowance (50%)</b>	<b>\$313,687.50</b>
<b>Engineering Services (allow 15%)</b>	<b>\$94,106.25</b>
<b>Total Contract Sum</b>	<b>\$1,035,168.75</b>

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*Prepared by:* *Liam Baker, P. Eng.*



992-691  
Mar-23

**District of Logan Lake  
Campsite Expansion - Phase 4 - Loop C Improvements  
Class D Cost Estimate**

ITEM	DESCRIPTION	UNIT	EST. QUANT.	UNIT PRICE	TOTAL PAYMENT
<b>PART 1.0 - GENERAL REQUIREMENTS</b>					
1.1	Mobilization/Demobilization	LS			\$10,000.00
<b>Subtotal Part 1.0</b>					<b>\$10,000.00</b>
<b>PART 2.0 - EARTHWORKS</b>					
2.1	On site cut to fill (allowance)	LS	1	\$22,500.00	\$22,500.00
<b>Subtotal Part 2.0</b>					<b>\$22,500.00</b>
<b>PART 3.0 - ROADS AND SITE IMPROVEMENTS</b>					
3.1	100mm depth 19 mm minus crushed granular base for parking areas	m <sup>2</sup>	700	\$32.00	\$22,400.00
3.2	Parking curbs	ea	6	\$300.00	\$1,800.00
3.3	Roundhouse	ea	1	\$140,000.00	\$140,000.00
3.4	Garbage and recycling bins	ea	1	\$2,500.00	\$2,500.00
3.5	Info signage	ea	1	\$2,500.00	\$2,500.00
3.6	Landscaping allowance (grass restoration, tree plantings)	LS	1	\$25,000.00	\$25,000.00
3.7	Campsite Addition	ea	1	\$15,000.00	\$15,000.00
<b>Subtotal Part 3.0</b>					<b>\$209,200.00</b>
<b>PART 4.0 - AMENITIES</b>					
4.1	Picnic Table including concrete base	ea.	3	\$2,000.00	\$6,000.00
4.2	Fire pit with grill	ea.	3	\$500.00	\$1,500.00
4.3	Wooden sign post complete with site signage	ea.	3	\$100.00	\$300.00
4.4	Campsite washrooms with showers, incl holding tank (each with both male and female)	ea.	1	\$60,000.00	\$60,000.00
<b>Subtotal Part 6.0</b>					<b>\$67,800.00</b>



**SUMMARY**

<b>Part 1.0 - General Requirements</b>	<b>\$10,000.00</b>
<b>Part 2.0 - Earthworks</b>	<b>\$22,500.00</b>
<b>Part 3.0 - Roads and Site Improvements</b>	<b>\$209,200.00</b>
<b>Part 4.0 - Amenities</b>	<b>\$67,800.00</b>
<b>Subtotal Parts 1.0 to 4.0</b>	<b>\$309,500.00</b>
<b>Contingency Allowance (50%)</b>	<b>\$154,750.00</b>
<b>Engineering Services (allow 15%)</b>	<b>\$46,425.00</b>
<b>Total Contract Sum</b>	<b>\$510,675.00</b>

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*Prepared by:* *Liam Baker, P. Eng.*



992-691

Mar-23

**District of Logan Lake  
Campsite Expansion - Phase 5 - Repaving Access Road (Optional)  
Class D Cost Estimate**

ITEM	DESCRIPTION	UNIT	EST. QUANT.	UNIT PRICE	TOTAL PAYMENT
<b>PART 1.0 - GENERAL REQUIREMENTS</b>					
1.1	Mobilization/Demobilization	LS			\$10,000.00
<b>Subtotal Part 1.0</b>					<b>\$10,000.00</b>
<b>PART 2.0 - ROADS AND SITE IMPROVEMENTS</b>					
2.1	Remove existing asphalt	m <sup>2</sup>	7,200	\$7.00	\$50,400.00
2.2	Regrading existing base material	m <sup>2</sup>	100	\$6.00	\$600.00
2.3	50mm asphalt paving	m <sup>2</sup>	7,880	\$35.00	\$275,800.00
<b>Subtotal Part 3.0</b>					<b>\$326,800.00</b>
<b>SUMMARY</b>					
<b>Part 1.0 - General Requirements</b>					<b>\$10,000.00</b>
<b>Part 2.0 - Roads and Site Improvements</b>					<b>\$326,800.00</b>
<b>Subtotal Parts 1.0 to 2.0</b>					<b>\$336,800.00</b>
<b>Contingency Allowance (30%)</b>					<b>\$101,040.00</b>
<b>Engineering Services (allow 15%)</b>					<b>\$50,520.00</b>
<b>Total Contract Sum</b>					<b>\$488,360.00</b>

Prepared by: Liam Baker, P. Eng.





**District of Logan Lake  
Campsite Expansion - Summary  
Class D Cost Estimate**

**SUMMARY**

<b>Phase 1A - Loop D 10 Sites</b>	<b>\$581,187.75</b>
<b>Phase 1B - Loop D 15 Further Sites</b>	<b>\$918,060.00</b>
<b>Phase 1C - Loop D 17 Sites (Buildout)</b>	<b>\$758,868.00</b>
<b>Phase 2 - Lakeside and Parking Improvements</b>	<b>\$392,700.00</b>
<b>Phase 3 - Yurts/Tents and Group Site</b>	<b>\$1,035,168.75</b>
<b>Phase 4 - Loop C Improvements</b>	<b>\$510,675.00</b>
<b>Phase 5 - Repaving Access Road (Optional)</b>	<b>\$488,360.00</b>
<b>Total All Phases</b>	<b>\$4,685,019.50</b>

*Prepared by:* Liam Baker, P. Eng.

## **APPENDIX F**

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*CLASS D COST ESTIMATE  
(Walk-in Sites Option)*





District of Logan Lake  
Campsite Expansion - Phase 1 - Loop D - Walk in Sites (21)  
Class D Cost Estimate

ITEM	DESCRIPTION	UNIT	EST. QUANT.	UNIT PRICE	TOTAL PAYMENT
<b>PART 1.0 - GENERAL REQUIREMENTS</b>					
1.1	Mobilization/Demobilization	LS	1	\$ 10,000.00	\$10,000.00
<b>Subtotal Part 1.0</b>					<b>\$10,000.00</b>
<b>PART 2.0 - EARTHWORKS</b>					
2.1	Clear and grub to limits of construction	m <sup>2</sup>	6,650	\$5.00	\$33,250.00
2.2	Stripping to 0.2m depth and stockpile onsite	m <sup>3</sup>	1,330	\$12.00	\$15,960.00
2.3	Grading for access road / trail cut to fill	m <sup>3</sup>	715	\$25.00	\$17,875.00
2.4	Grading for access road / trail site cut to waste	m <sup>3</sup>	1,300	\$35.00	\$45,500.00
2.5	Grading for campsites - cut to fill	m <sup>3</sup>	1,000	\$27.00	\$27,000.00
<b>Subtotal Part 2.0</b>					<b>\$139,585.00</b>
<b>PART 3.0 - ROADS AND SITE IMPROVEMENTS</b>					
3.1	100mm depth 19 mm minus crushed granular base for parking lot, access road/trail, and sites	m <sup>2</sup>	5,500	\$18.00	\$99,000.00
3.2	Walking Trail Construction	l.m.	500	\$50.00	\$25,000.00
3.3	Parking curbs for parking area	ea	21	\$225.00	\$4,725.00
<b>Subtotal Part 3.0</b>					<b>\$128,725.00</b>
<b>PART 4.0 - UTILITIES</b>					
4.1	300mmØ HDPE culverts (2ea. at 6m length)	l.m.	12	\$300.00	\$3,600.00
4.2	50Ø HDPE Watermain	l.m.	100	\$190.00	\$19,000.00
4.3	Tie-in to existing 150Ø PVC watermain c/w saddle and corp/curb stop	LS	1	\$5,000.00	\$5,000.00
4.4	Water tap complete with standpipe	LS	1	\$3,000.00	\$3,000.00
<b>Subtotal Part 4.0</b>					<b>\$30,600.00</b>

**PART 5.0 - ELECTRICAL**

5.2	Electrical Conduit from existing sites to washroom	l.m.	350	\$125.00	\$43,750.00
				<b>Subtotal Part 5.0</b>	<b>\$43,750.00</b>

**PART 6.0 - CAMPGROUND AMENITIES**

6.1	Picnic Table including concrete base	ea.	21	\$2,000.00	\$42,000.00
6.2	Fire pit with grill	ea.	21	\$500.00	\$10,500.00
6.3	Wooden sign post complete with site signage	ea.	21	\$100.00	\$2,100.00
6.4	Wayfinding signage including pole and concrete base	ea.	3	\$750.00	\$2,250.00
6.5	Campsite washrooms with holding tank (1M and 1F)	ea.	1	\$35,000.00	\$35,000.00
6.6	Garbage and recycling bins	ea	1	\$2,500.00	\$2,500.00
				<b>Subtotal Part 6.0</b>	<b>\$94,350.00</b>

**SUMMARY**

<b>Part 1.0 - General Requirements</b>	<b>\$10,000.00</b>
<b>Part 2.0 - Earthworks</b>	<b>\$139,585.00</b>
<b>Part 3.0 - Roads and Site Improvements</b>	<b>\$128,725.00</b>
<b>Part 4.0 - Utilities</b>	<b>\$30,600.00</b>
<b>Part 5.0 - Electrical</b>	<b>\$43,750.00</b>
<b>Part 6.0 - Campground Amenities</b>	<b>\$94,350.00</b>
<b>Subtotal Parts 1.0 to 6.0</b>	<b>\$447,010.00</b>
<b>Contingency Allowance (50%)</b>	<b>\$223,505.00</b>
<b>Engineering Services (allow 15%)</b>	<b>\$67,051.50</b>
<b>Total Contract Sum (excluding GST)</b>	<b>\$737,566.50</b>

Prepared by: Liam Baker, P. Eng.





**District of Logan Lake  
Campsite Expansion - Summary  
Class D Cost Estimate**

**SUMMARY**

<b>Phase 1 - Loop D 21 Walk in Sites</b>	<b>\$737,566.50</b>
<b>Phase 2 - Lakeside and Parking Improvements</b>	<b>\$392,700.00</b>
<b>Phase 3 - Roundhouses and Group Site</b>	<b>\$1,761,168.75</b>
<b>Phase 4 - Loop C Improvements</b>	<b>\$535,425.00</b>
<b>Phase 5 - Repaving Access Road (Optional)</b>	<b>\$488,360.00</b>
<b>Total All Phases</b>	<b>\$3,915,220.25</b>

*Prepared by:* Liam Baker, P. Eng.





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