

I-85 PARK COMPLEX
HARTWELL LAKE
PHASE I
TO BE COMPLETED IN TWO (2) YEARS

CAMPGROUNDS

<u>UNIT</u>	<u>NAME</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>	<u>CORPS COST</u>
1.8 mi	Road	@ \$55,000/mi	\$99,000	\$49,500
850 sq.yd.	Parking	\$7 sq.yd.	5,950	2,975
Job	Utilities	\$57,500	<u>57,500</u>	<u>28,750</u>
		SUB TOTAL	\$162,450	\$81,225

RECREATION CENTER

	Utilities		\$ 5,750	\$ 2,875
1,000 sq.yd.	Parking	\$7 sq.yd.	<u>7,000</u>	<u>3,500</u>
		SUB TOTAL	\$ 12,750	\$ 6,375

OTHER

2.6 mi	Main Roads	\$80,000/mi	\$208,000	\$104,000
1 ea	Treatment Plant	\$40,000	40,000	20,000
3 mi	Water Mains	\$12 lin.ft.	190,080	95,040
1 ea	200,000 gal. Water Tank	\$1 per gal.	200,000	100,000
5 mi	Sewer Trunk Line	\$17 per ft.	448,800	224,400
10 ea	Lift Stations	\$28,750 ea	287,500	143,750
5 mi	Electrical Trunk Line	\$6 per ft.	158,400	79,200
5 mi	Telephone Lines	\$4 per ft.	105,600	52,800
586 sq.yd.	Shore Protection	\$38 sq.yd.	<u>22,268</u>	<u>11,134</u>
		SUB TOTAL	\$1,660,648	\$830,324

EXHIBIT "D"

I-85 PARK COMPLEX
HARTWELL LAKE
PHASE II
TO BE COMPLETED IN ONE (1) YEAR

MARINA AREA

<u>UNIT</u>	<u>NAME</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>	<u>CORPS COST</u>
.5 mi	Roads	@\$55,000/mi	\$27,500	\$13,750
3,250 sq.yd.	Parking	@\$7 sq.yd.	<u>22,750</u>	<u>11,375</u>
		SUB TOTAL	\$50,250	\$25,125

BEACH AREA

.34 mi	Roads	@\$55,000	\$18,700	\$ 9,350
5,500 sq.yd.	Parking	@\$7 sq.yd.	38,500	19,250
	Utilities		<u>34,500</u>	<u>17,250</u>
		SUB TOTAL	\$91,700	\$45,850

OTHER

1 ea	Treatment Plant	@\$40,000	<u>\$40,000</u>	<u>\$20,000</u>
		SUB TOTAL	<u>\$40,000</u>	<u>\$20,000</u>
		PHASE II TOTAL	\$181,950	\$90,975

I-85 PARK COMPLEX
HARTWELL LAKE
PHASE III
TO BE COMPLETED IN TWO (2) YEARS

CAMPGROUND

<u>UNIT</u>	<u>NAME</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>	<u>CORPS COST</u>
6 ea	Comfort Station/w Wash Houses	@\$30,000 ea	180,000	\$90,000
61 ea	Tent Pads or Platforms	@\$345 ea	21,045	10,522.5
100 ea	Table & Grills	@\$575 ea	57,500	28,750
50 ea	Trailer Pullout & Parking	@\$575 ea	28,750	14,375
Job	Landscaping	@\$34,500	34,500	17,250
1 ea	Tot Lot	\$11,500	<u>11,500</u>	<u>5,750</u>
		SUB TOTAL	\$333,295	\$166,647.5

RECREATION CENTER

2,500 sq.ft.	Recreational Building	@\$30/sq.ft.	\$75,000	\$37,500
5 ea	Multi Game Courts	@\$20,700	103,500	51,750
1 ea	Ball Field	@\$10,850	10,850	5,425
2 ea	Basketball Courts	@\$13,800	27,600	13,800
1 ea	Amphitheater	@\$11,500	11,500	5,750
1 ea	Playground	@\$34,500	<u>34,500</u>	<u>17,250</u>
		SUB TOTAL	\$262,950	\$131,475

BEACH & BOAT COMPLEX

1 ea	2,500 sq.ft. Bathhouse Concession	@\$46/sq.ft.	\$115,000	\$57,500
2 ea	Picnic Shelters	@\$9,000	18,000	9,000
70 ea	Picnic Sites w/Pads, Tables & Grills	@\$575	40,250	20,125

PHASE III (Continued)

BEACH & BOAT COMPLEX

<u>UNIT</u>	<u>NAME</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>	<u>CORPS COST</u>
1	Boat Ramp	@\$1,725	\$1,725	\$ 862.5
3 ea	Rest Stations	@\$28,000	84,000	42,000
7,000 tn	Sand for Beach Area	@\$9 per tn	63,000	31,500
1 ea	Platform Diving	@\$5,175	5,175	2,587.5
Job	Landscaping	@\$23,000	23,000	11,500
	Equipment & Furnishing for Bathhouse	@\$23,000	23,000	11,500
1 ea	Playground	@\$11,500	<u>11,500</u>	<u>5,750</u>
	SUB TOTAL		\$384,650	\$192,325

MARINA

3 ea	Multi Game Courts	@\$20,700	\$ 62,100	\$ 31,050
1 ea	Tot Lot	@\$11,500	11,500	5,750
1 ea	2,000 sq.ft. Recreation Center	@\$30 sq.ft.	60,000	30,000
1 ea	Breakwater, Rock & Soil 3,375 tn.	@\$35 per tn.	118,125	59,062.5
Job	Riprap Stone 4,500 sq.yd.	@\$38 sq.yd.	<u>171,000</u>	<u>85,500</u>
	SUB TOTAL		\$422,725	\$211,362.5

BEACH AREA

1 ea	Bathhouse, 2,500 sq.ft.	@\$46/sq.ft.	\$115,000	\$ 57,500
1 ea	Picnic Shelter	@\$9,000	9,000	4,500
34 ea	Picnic Sites w/Tables & Grills	@\$575	19,550	9,775
1 ea	Beach w/Sand, 5,000 tn.	@\$9 per tn.	45,000	22,500

PHASE III (Continued)

BEACH AREA

<u>UNIT</u>	<u>NAME</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>	<u>CORPS COST</u>
Job	Equipment & Furnishing for Bathhouse	@\$23,000	\$ 23,000	\$ 11,500
1 ea	Diving Platform	@\$5,175	5,175	2,587.5
Job	Landscaping	@\$23,000	<u>23,000</u>	<u>11,500</u>
	SUB TOTAL		\$239,725	\$119,862.5

OTHER

1 ea	Security Office 500 sq.ft.	@\$25 sq.ft.	<u>\$ 12,500</u>	<u>\$ 6,250</u>
	SUB TOTAL		<u>\$ 12,500</u>	<u>\$ 6,250</u>
	PHASE III TOTAL		\$1,655,845	\$827,922.5

I-85 PARK COMPLEX
HARTWELL LAKE
PHASE IV

<u>UNIT</u>	<u>NAME</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>	<u>CORPS COST</u>
	GOLF COURSE			0
PHASE V				
8 mi	Bicycle Paths	@\$27,000 per mi	<u>\$216,000</u>	<u>\$108,000</u>
	PHASE NOS. I, II, III & V, TOTAL		\$3,969,743	\$1,984,871.5

PUBLIC INVESTMENT PRIORITY

<u>TIME SCHEDULE</u>	<u>PHASE</u>	<u>ITEM</u>	<u>CORPS COST</u>
2 years	1	State park roads; parking; treatment plant; utilities	\$ 957,974
1 year	2	Other roads; parking; treatment plant; utilities	90,975
2 years	3	State park campsites; recreation center; beach and marina areas	827,922.5
2 years	4	Golf course	-----
2 years	5	Bicycle paths	108,000
		Sub-total	1,984,871.5
		Design 6%	119,092
		Sub-total	2,103,964
		Contingencies 10%	210,396
		Sub-total	2,314,360
		Inflation 15%	347,154
		TOTAL	2,661,514
		<u>TOTAL PROJECT COST</u>	
		Corps Cost	\$2,661,514
		State Cost	2,661,514
		TOTAL COST - SHARED	\$5,323,028.00
		Corps Land Acquisition	150,677.50
		GRAND TOTAL COST OF PROJECT	\$5,473,705.50

PHASE I (Continued)

BEACH & BOAT AREA

<u>UNIT</u>	<u>NAME</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>	<u>CORPS COST</u>
1,800 sq. yd.	Parking	@\$7/sq. yd.	\$12,600	\$ 6,300
.6 mi	Roads	@\$55,000/mi	33,000	16,500
	Utilities		<u>34,500</u>	<u>17,250</u>
		SUB TOTAL	<u>\$80,100</u>	<u>\$40,050</u>
		PHASE I TOTAL	<u>\$1,915,948</u>	<u>\$957,974</u>

COST OF 48.1 ACRES OF LAND ACQUIRED BY THE CORPS THROUGH
 A CREDIT TO THE STATE DURING PHASE I (see Articles 1(b),
 2(e), and Total Project Cost)

\$150,677.50