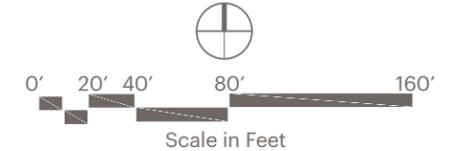




# Ohuta Beach - Special Area Master Plan

Lake City, Minnesota  
 December 31, 2019 | WSB Project number: 014133-000



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SHADE CANOPIES



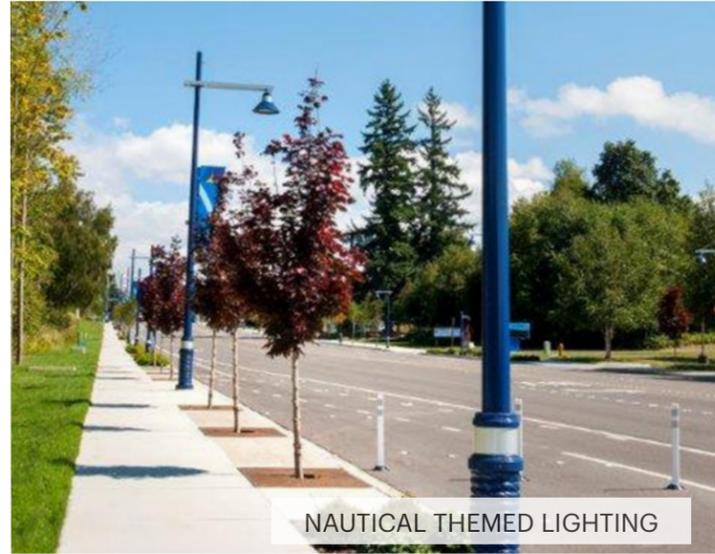
OVERLOOK BINOCULARS



BOARDING DOCK



SPLASH JETS



NAUTICAL THEMED LIGHTING



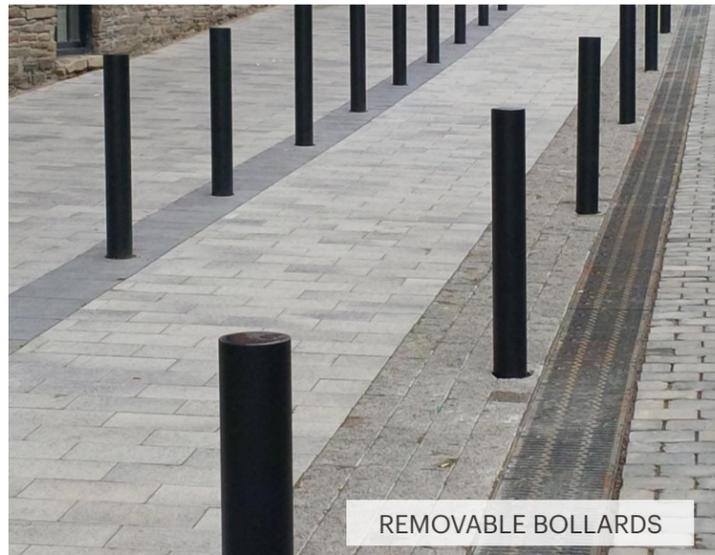
PARK BUILDING



PLANTERS



BOAT THEMED PLAY



REMOVABLE BOLLARDS



DECORATIVE PAVING



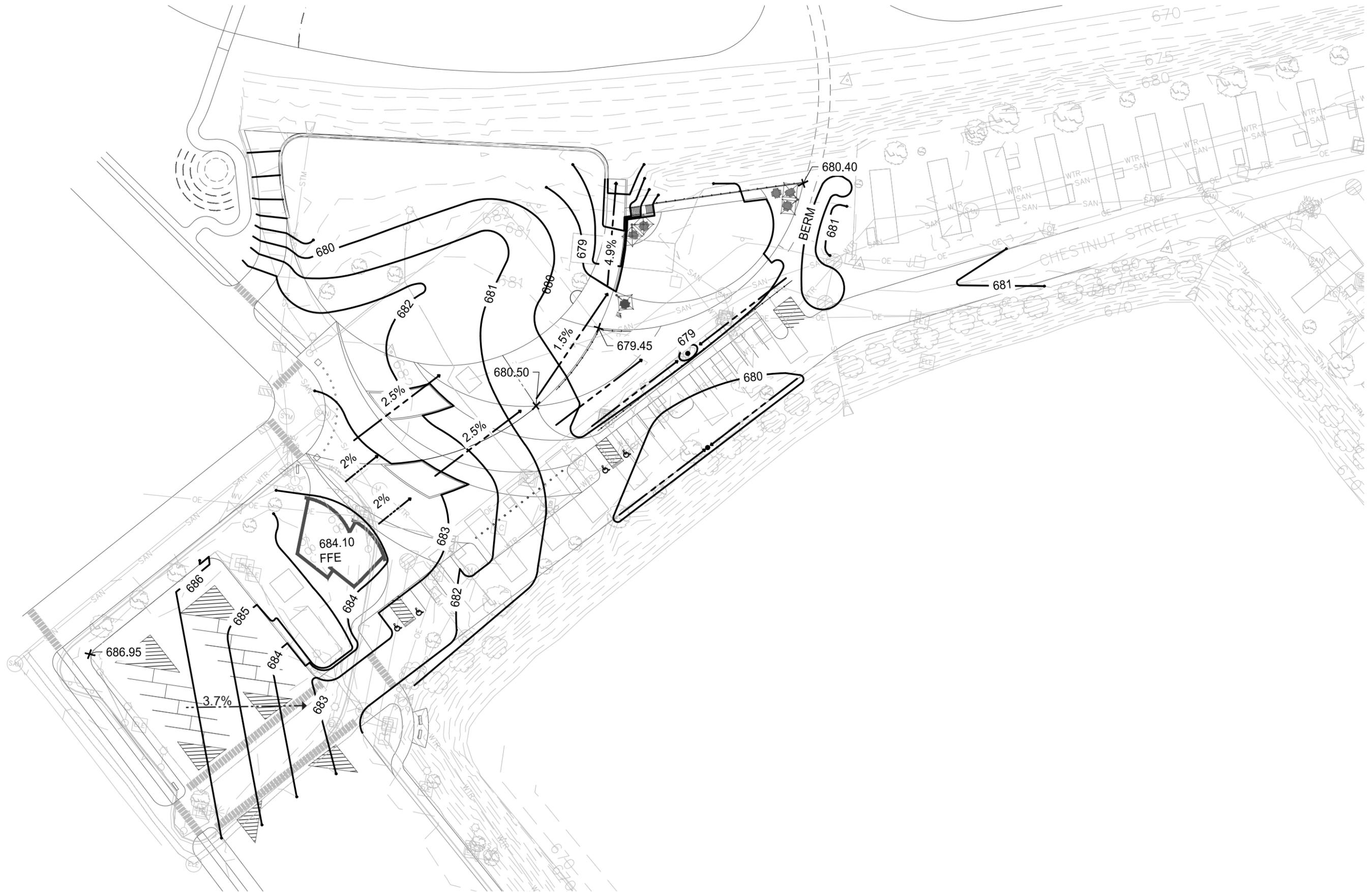
DECORATIVE PAVING



AMPHITHEATER

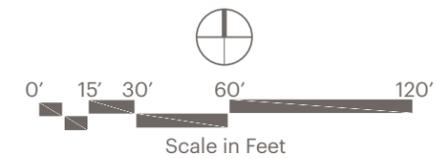
# Ohuta Beach - Design Materials / Styles

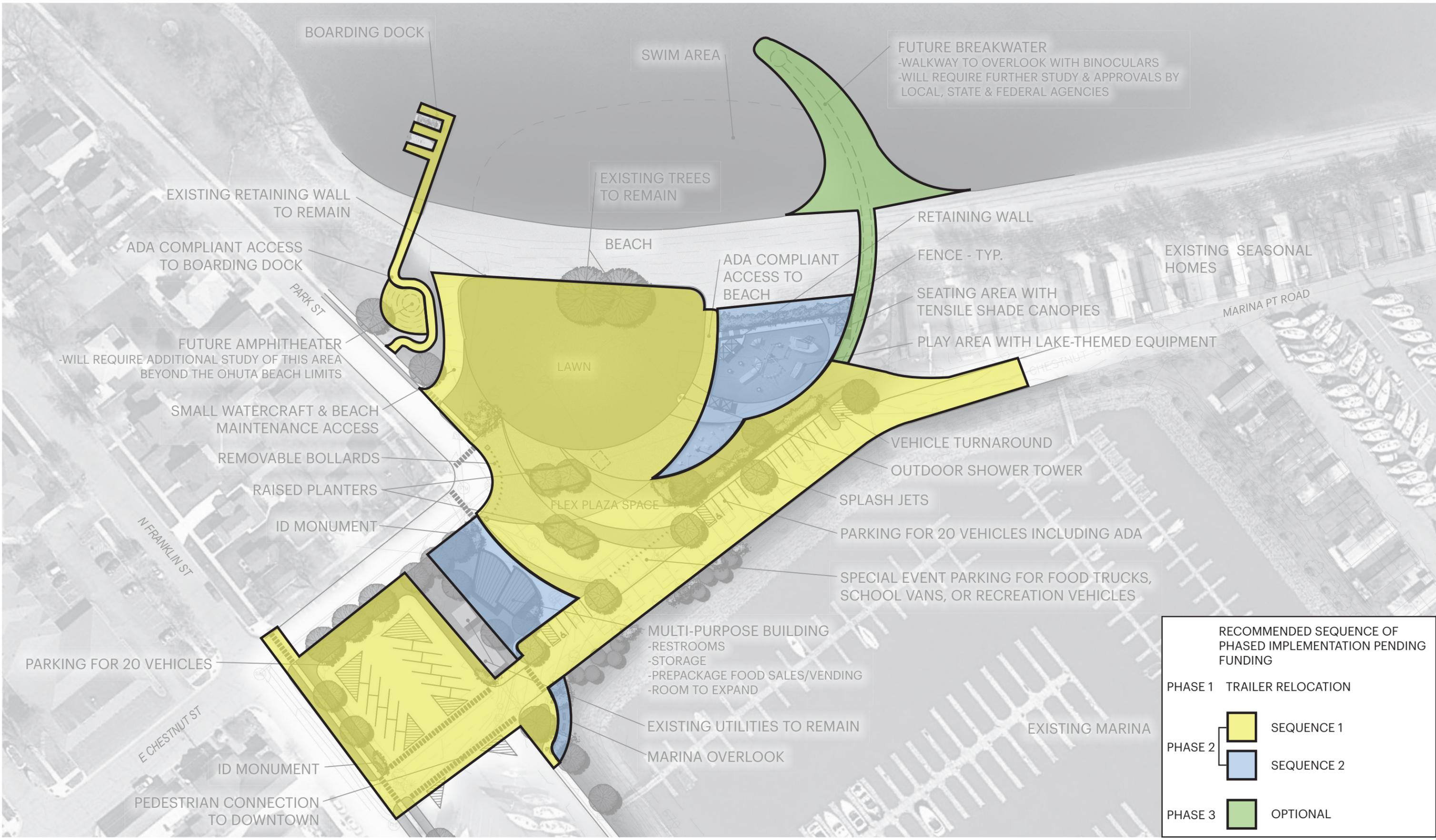
Lake City, Minnesota  
December 31, 2019 | WSB Project number: 014133-000



# Ohuta Beach - Mass Grading Design Intent

Lake City, Minnesota  
 December 31, 2019 | WSB Project number: 014133-000





# Ohuta Beach - Phased Implementation Plan

Lake City, Minnesota  
December 31, 2019 | WSB Project number: 014133-000

Scale in Feet

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RELOCATED TRAILER (TYP.)

EXISTING 8" SANITARY SEWER PER CITY RECORDS

EXISTING MARINA

**Seasonal Home Trailer Notes:**

Sites 1-8 will accommodate full size trailers (14' wide x 52' long) and will allow 15' between trailers.

We suggest site 9 be reserved for a smaller trailer (14' wide x 46' long) based on the spatial limitations in that area.

**Utility Assessment Summary:**

Based on the information provided by the City, the sewer/water connections appear to be adequate to serve the nine relocated seasonal homes shown on this plan.

The existing depths / conditions of the sanitary line beneath sites 1-8 will need to be reviewed in more detail by the City or the Design Consultant during the design process to verify the connections, sizes, and conditions are suitable.

Additional services and connections will need to be provided to serve each of the nine sites.

**Agency Assessment Summary:**

No permits are needed from the agencies listed below:

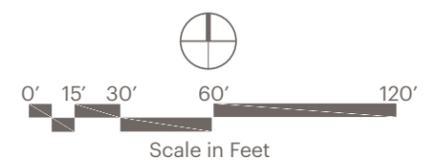
US Army Corp of Engineers indicated that the Corps' jurisdiction starts below the ordinary high water mark (OHWM) of the Mississippi River. The project does not include work below the OHWM, therefore no permit is needed from the Corps.

Per the Lake City shoreland ordinance, single family residential structures are permissible within the shoreland area. It is WSB's understanding that the seasonal mobile trailers would fit the description of single family units. Relocating the trailers is permissible under the shoreland land uses.

The DNR have indicated that their jurisdiction starts below the Ordinary High Water Level (OHWL). Since the seasonal homes are relocated above the OHWL no DNR permit is anticipated.

The MPCA will only be associated if grading associated with the relocations will result in more than 1 acre of disturbance. WSB estimates the disturbance for these seasonal home relocations will be less than 1 acre, therefore do not anticipate the MPCA will be involved.

**Marina Point - Seasonal Home Relocation Assessment**



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# Ohuta Beach Special Area Plan

Lake City, Minnesota

January 3, 2020 | WSB# 014133 | PM, Jason Amberg



The estimated costs below relate to development of the Ohuta Beach Special Area based on the plan prepared by WSB in December of 2019. The following assumes a single project constructed through a design / bid / build process. Costs are based on 2019 pricing at a site planning level suitable for budgeting purposes based on the vision of the development. It should be expected that the costs will need to be refined during stages of final design process as more specifics related to the various elements, products, and finishes associated with the project are considered in greater detail.

Phased development may be necessary based on available funding, priorities, and reasonable timeframe. The sequence of phases below is suggested for consideration, but could either be consolidated or broken into smaller pieces:

Phase 1 - Prep new trailer sites and relocate trailers

Phase 2 - Main Ohuta Beach site development

Phase 3 - Breakwater. This could be constructed during off-season to minimize beach and trailer impacts, perhaps from ice or from barge. Construction access from western beach maintenance access or east of proposed play area. Funding allocation and State and Federal review & approval process will likely require a longer / separate timeframe.

ESTIMATED DEVELOPMENT COSTS - PHASES 1 & 2						Development Phasing For Consideration		
No.	Item Description	Est. Qty.	Unit	Unit Price	Total	Phase 1	Phase 2	Phase 3
1	Mobilization (5%)	1	LS	\$105,000	\$105,000	\$10,500	\$94,500	
2	New trailer sites: tree removals, water & sanitary mains and service connections, site pads, sod restoration	1	LS	\$104,770	\$104,770	\$104,770		
3	New trailer sites: electrical services	1	LS	\$25,000	\$25,000	\$25,000		
4	New trailer sites: physical relocation/hookup of trailers	1	LS	\$63,000	\$63,000	\$63,000		
5	Removals - existing road & pavement, tennis courts & selective vegetation	1	LS	\$120,000	\$120,000		\$120,000	
6	Earthwork & Erosion Control	1	LS	\$90,000	\$90,000		\$90,000	
7	Subsurface stormwater treatment system	1	LS	\$27,500	\$27,500		\$27,500	
8	Stormwater utilities	1	LS	\$38,000	\$38,000		\$38,000	
9	Relocate lift station (estimate by City)	1	LS	\$150,000	\$150,000		\$150,000	

10	Bituminous roadway/parking with aggregate base	4,400	SY	\$30	\$132,000		\$132,000	
11	Curb & Gutter	1,550	LF	\$25	\$38,750		\$38,750	
12	Multi-purpose Building - restrooms, storage, vending	1	LS	\$500,000	\$500,000		\$500,000	
13	Water service & Sanitary Utility Adjustments	1	LS	\$48,000	\$48,000		\$48,000	
14	6" thick reinforced concrete plaza pavement	26,700	SF	\$15	\$400,500		\$400,500	
15	4" thick concrete walkways	11,200	SF	\$8	\$89,600		\$89,600	
16	Play area - concrete curb edging, engineered wood fiber & poured in place rubber surfacing, lake themed playground elements	1	LS	\$90,000	\$90,000		\$90,000	
17	Splash jets with integrated color changing LED lights and sound (pass-through water system)	1	LS	\$102,800	\$102,800		\$102,800	
18	Retaining walls	2,200	FF	\$150	\$330,000		\$330,000	
19	Staircase with handrails	1	LS	\$14,500	\$14,500		\$14,500	
20	Ornamental fencing / railing	315	LF	\$150	\$47,250		\$47,250	
21	Decorative bollards - removable	32	EA	\$2,500	\$80,000		\$80,000	
22	Miscellaneous Site Amenities - Picnic tables, benches, trash receptacles, bike racks	1	LS	\$64,000	\$64,000		\$64,000	
23	Drinking fountains with service lines	2	EA	\$4,500	\$9,000		\$9,000	
24	Outdoor shower tower	1	LS	\$7,500	\$7,500		\$7,500	
25	Tensile shade canopies	6	EA	\$9,000	\$54,000		\$54,000	
26	Site electrical service adjustments	1	LS	\$50,000	\$50,000		\$50,000	
27	Light poles	10	EA	\$6,500	\$65,000		\$65,000	
28	Vendor power pedestals	1	LS	\$6,000	\$6,000		\$6,000	
29	Boarding dock - to accommodate 5-8 boats	1	LS	\$120,000	\$120,000		\$120,000	
30	Miscellaneous signage	1	LS	\$4,500	\$4,500		\$4,500	
31	Identification monument signs (2)	1		\$30,000	\$30,000		\$30,000	
32	Amphitheater - concrete stage with electrical service, terraced spectator seating to accommodate 75 to 100 people	1	LS	\$150,000	\$150,000		\$150,000	
33	Restoration - Trees, sod & ornamental plantings	1	LS	\$85,000	\$85,000		\$85,000	
<b>ESTIMATED SUBTOTAL PHASES 1 &amp; 2:</b>					<b>\$3,241,670</b>	\$203,270	\$3,038,400	
RECOMMENDED CONTINGENCY (15%)					\$486,251	\$30,491	\$455,760	
ESTIMATED PROFESSIONAL DESIGN, TESTING & ADMINISTRATION FEES (20%)					\$745,584	\$46,752	\$698,832	
<b>ESTIMATED PROJECT TOTAL PHASES 1 &amp; 2:</b>					<b>\$4,473,505</b>	\$280,513	\$4,192,992	

ESTIMATED DEVELOPMENT COSTS - PHASE 3					
No.	Item Description	Est. Qty.	Unit	Unit Price	Total
1	Mobilization (5%)	1	LS	\$37,500	\$37,500
2	Breakwater, walkway, overlook/binoculars	1	LS	\$1,700,000	\$1,700,000
3	Restoration - Trees, sod & ornamental plantings	1	LS	\$15,000	\$15,000
<b>ESTIMATED SUBTOTAL PHASE 3:</b>					<b>\$1,752,500</b>
RECOMMENDED CONTINGENCY (15%)					\$262,875
ESTIMATED PROFESSIONAL DESIGN, TESTING & ADMINISTRATION FEES (20%)					\$403,075
<b>ESTIMATED PROJECT TOTAL PHASE 3:</b>					<b>\$2,418,450</b>

Development Phasing For Consideration		
Phase 1	Phase 2	Phase 3
		\$37,500
		\$1,700,000
		\$15,000
		\$1,752,500
		\$262,875
		\$403,075
		\$2,418,450