



Glenn Flint Lake Campground Feasibility Study

2024

Acknowledgments

Little Walnut Creek Conservancy District

Steve Stamper, *Chairman*

Term expires 2027

Steve Albin, *Vice Chairman*

Term expires 2026

Michael Dean, *Secretary*

Term expires 2025

David Lane

Term expires 2027

Kevin Hubble

Term expires 2028

Kathy Deer

Fiscal Officer

Putnam Parks & Pathways and Putnam County Visitor Bureau

Mike Richmond

Marketing Director & Destination Development

Consultant Team

Austin Hochstetler, *CPRE*

Zec Eight Insights LLC

Principal

ZEC EIGHT INSIGHTS
PUBLIC SPACES, PLACES, AND PROGRAMS | CONSULTING

Don Staley, *PLA, LEED AP®*

V3 Companies

Landscape Architecture Group Leader



<i>Section 1 - Feasibility Study Process and Context</i>	<i>1</i>
1.1 The Site	1
1.2 The Study	2
<i>Section 2 - Inventory and Analysis</i>	<i>2</i>
2.1 Site Tour	2
2.2 Site Conditions	4
<i>Section 3 - Market and Trends Research</i>	<i>5</i>
3.1 Introduction	5
3.2 National Trends	5
3.3 Local Trends	12
3.4 Market Analysis	14
3.5 Implications	18
<i>Section 4 - Phasing, Operations, and Capital Projections</i>	<i>19</i>
4.1 Proposed Facilities and Experiences	19
4.2 Site Considerations	19
4.3 Operations	19
4.4 Capital Projections	25
<i>Section 5 - Public Meeting</i>	<i>32</i>
<i>Section 6 - Conclusion and Next Steps</i>	<i>33</i>
6.1 Feasibility	33
6.2 Considerations	33
6.3 Next Steps	33
<i>Section 7 - Site Imagery</i>	<i>34</i>
7.1 Slope Analysis	34
7.2 Layout Study	35
7.3 Site Plan – Phase I	36
7.4 Site Plan – Phase II	37
7.5 Site Plan – Phase III	38



Section 1 - Feasibility Study Process and Context

1.1 The Site

Located in Putnam County north-northwest of Greencastle, Glenn Flint Lake is a 371-acre lake home to numerous game fish. The Little Walnut Creek Conservancy District owns the lake while the Indiana Department of Natural Resources Division of Fish and Wildlife manages the fishery. The Little Walnut Creek Conservancy District was established under Indiana statute as a unit of local government in 1967 for the purpose of flood control and recreation.

Glenn Flint is a public lake but requires an entry fee for access (\$10 daily or \$50 annually at the development of this report). There are nearly four miles of rustic trails available on the southeast portion of the lake and a small number of primitive camping spots are located near the lake's main entrance and boat ramp. Additionally, the lake hosts a number of fishing tournaments throughout the year as it is known for its largemouth bass, bluegill, white crappie, spunky panfish, and channel catfish. Newer to the site, self-service kayak rentals are available from the primary dock and ramp area. This self-service rental program is just one of six in Indiana.

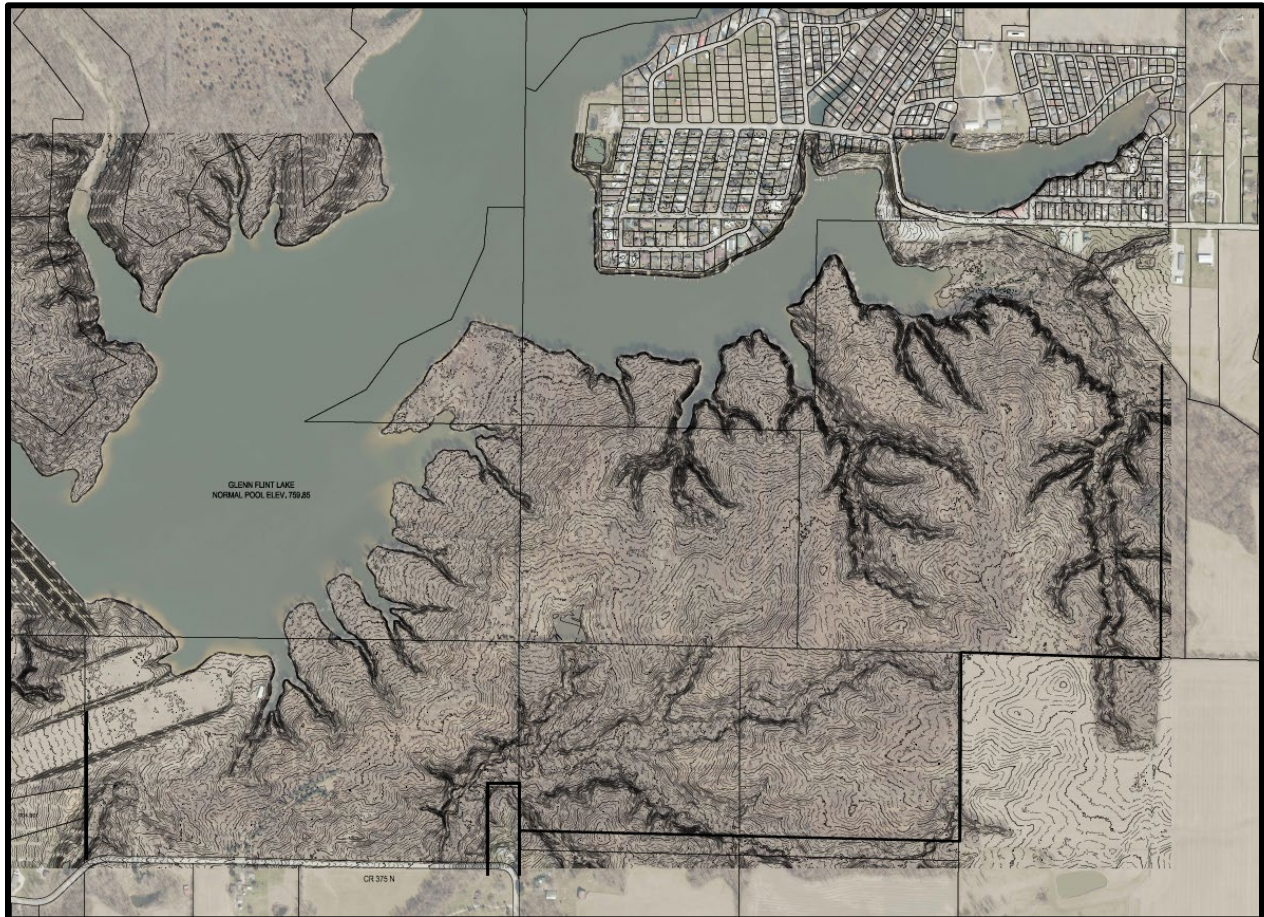


Figure 1: Glenn Flint Lake



1.2 The Study

Zec Eight Insights was retained to examine the feasibility of developing a campground, and associated amenities, at Glenn Flint Lake. As the Little Walnut Creek Conservancy District is charged with providing recreation at the site, the Board wanted to explore the possibility of developing a more formalized camping experience and what that would look like for Glenn Flint Lake. It was determined that *feasibility* would be determined as it relates to site constraints/conditions, market saturation/availability, and operational costs. Zec Eight Insights partnered with V3 Companies to assist with site assessment, inventorying, and analysis along with developing site concepts and capital costing estimates. The process began in summer 2023 and concluded in late winter 2024.

Section 2 - Inventory and Analysis

2.1 Site Tour

The consultant and project teams met at Glenn Flint Lake on July 25, 2023 to understand and see the planning area firsthand. This was the first opportunity for everyone to talk about potential opportunities, site considerations, constraints, and items the consultant team should explore further.



Figure 2: Project Team Caravan (L) and the Existing Pavilion on the Proposed Site (R)



Figure 3: Proposed Campground Site Overlooking Glenn Flint Lake

From the site tour, the following notes were documented:

- Proposed entrance location
 - Four miles from 231
 - Black water emptying station (automatic)
 - Gate access (automatic)
 - Drive has a base of #2s for logging trucks
 - Utilities are available near road – former house site
 - .3 miles to the adjacent gate (maintenance access only)
- Overall considerations
 - Access to lake for campers
 - The site is for families and a launching point to the surrounding state recreation areas
 - Existing mowed trails are for nearby residents and maintenance access along water line
 - OWL Trail – put in by soil conservation and DePauw used it; prairie grass needs to be burned and some trees removed
 - Currently, one person is dedicated to the site a couple days/week; this will need to be increased substantially once full build out occurs
 - All maintenance equipment is kept at main dock area



- Covered Bridge Festival is 15 miles away
- B&O Trail is four miles to the north
- Some demand for horse trail use – largest indoor horse facility is in Cloverdale; also have Bainbridge Saddle Club
- The campground should be more private than Lieber SRA or Racoon Lake as those are crowded, rowdy beaches; this site's differentiator will be less day use and more for family camping and as a home base to venture out to explore surrounding areas of interest
- Revenue notes
 - There is a \$7,500/year hunting lease and they want to continue it
 - They mow and sell hay with the area currently
 - They are OK with phasing and return on investment (ROI) after a while, but want the site to be self-sustaining eventually
 - One more logging event is scheduled
 - Kayak rentals will be added next to main boat ramp building (automatic payments)
- Potential site program
 - Entrance
 - Automatic gate
 - Boater access for campers only
 - Trailer cleanout station (black water)
 - Campground
 - 20-30 RV sites around a campground loop; can't go beyond levee (spillway embankment)
 - Primitive campsites in the woods (along the edge) – need to investigate yurts, cabins, etc. (trends)
 - Closed from at least November through February
 - No motorized vehicles in the woods
 - Not a day use area
 - Empty DePauw building repurposing (has electric and sewer currently, but legality of hookups currently is unknown; floor seems stable)
 - Trail system connections to other side of lake and meadow areas along with wayfinding network
 - Boat ramp and beach for campers (no public beach access)
 - Support facilities? Restrooms, showers, camp store, laundry, Wi-Fi, etc.?
 - Potable water? Steve has an 87' well (40' to water); iron is very high ("iron bacteria")
 - Children playground area
 - Good sight lines
 - Consider event hosting
 - Maintenance facility to some degree as main storage will remain at main entrance

2.2 Site Conditions

V3 Companies analyzed the existing site to understand topography, existing trails/pathways/corridors, and constraints due to spillways or other known restrictions. **See the Appendix for mapping/imagery.**



A number of headwater ravines cross the site on their way to Glenn Flint Lake. Slopes between those ravines are generally milder and more favorable for campground development (see **Figure 39** in Section 7), and most of the site is wooded. An open field between the woods and the spillway is the desired location for the first phase of RV campsites and associated amenities. An initial analysis of RV campground configuration suggested the open field could support approximately 20 campsites organized around a loop road (see **Figure 40** in Section 7). Up to 10 smaller tent or cabin sites could be developed at the edge of the woodland. An access road could connect the campground to an entrance at West County Road 375 North and to a boat ramp on the east edge of the lake spillway. There is adequate space for boat trailer parking near the ramp. The existing post-frame utility building is in a good location for conversion to a campground pavilion/gathering space overlooking the ravine to the east.

Future expansion of the campground would have to occur within the adjacent woodland where there is adequate space for an additional 40 to 50 RV campsites, an event area, and cabins. The lakeside coves offer opportunities for specialty cabin sites, interesting trails/boardwalks, and ziplines. The coves would also be preferred for boat mooring since the DNR discourages this use at the spillway.

Section 3 - Market and Trends Research

3.1 Introduction

Glenn Flint Lake is a 371-acre lake located in Putnam County, IN. Little Walnut Creek Conservancy District owns and operates the lake while the Indiana Department of Natural Resources, Division of Fish and Wildlife, manages the fishery. Currently, there is limited overnight camping available, and there is a desire to expand camping opportunities at the lake along with associated amenities and recreation activities that support the camping experience.

This study's intent is to examine applicable recreation trends (national and local) and existing market conditions to provide a more holistic understanding of what kinds of amenities to provide, the composition of desired amenities, and market price points for future consideration.

3.2 National Trends

3.2.1 KOA North American Camping Report (2023)

Key Findings

According to the Kampgrounds of America (KOA) North American Camping Report, camping accounted for 32% of all leisure trips taken in 2022 with more than half of active campers (60%) including camping in some or all their travel. Based on the Ninth Annual Survey of the General Population by Cairn Consulting Group, the following key findings are presented:

- Outdoor hospitality is an important subset of leisure travel.
- Campers and glampers spend more when traveling.
- A hunger for new experiences fuels outdoor hospitality.
- Even in a lagging economy, camping is a priority.
- RVers plan to use their rigs more during economic downturns.
- Emotional well-being and connecting with others are important to campers.
- Accessibility is a consideration for outdoor hospitality.
- Over 58 million households went camping in 2022.



- Campers spent \$52 billion in the local communities they visited in 2022.
- Over 10 million households took a glamping trip in 2022.

Primary Camping Accommodations

The overall number of households participating in camping activities has increased steadily from 2018 to 2022, with over 58 million households participating now. In terms of primary camping accommodation, the three major categories have all experienced tremendous growth, with tents increasing by 96%, RVs by 62%, and cabins/glamping by 31% over the five-year period (**Figure 4**). In terms of accommodations used by *new* campers, tents are still account for the most use; however, RVs, cabins/glamping, and other accommodations are taking more market share away from tent camping (**Figure 5**). The fact remains there is an interest, demand, and viability for different camping accommodations.

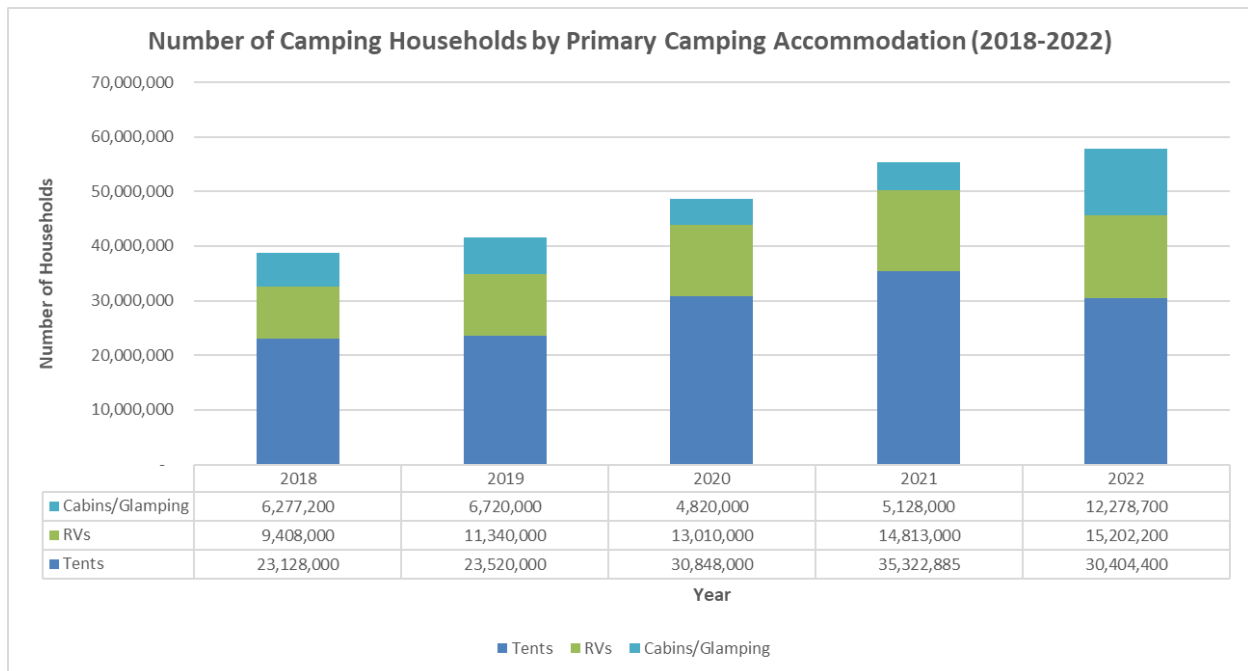


Figure 4: Number of Camping Households by Primary Camping Accommodation

Source – KOA North American Camping Report (2022)

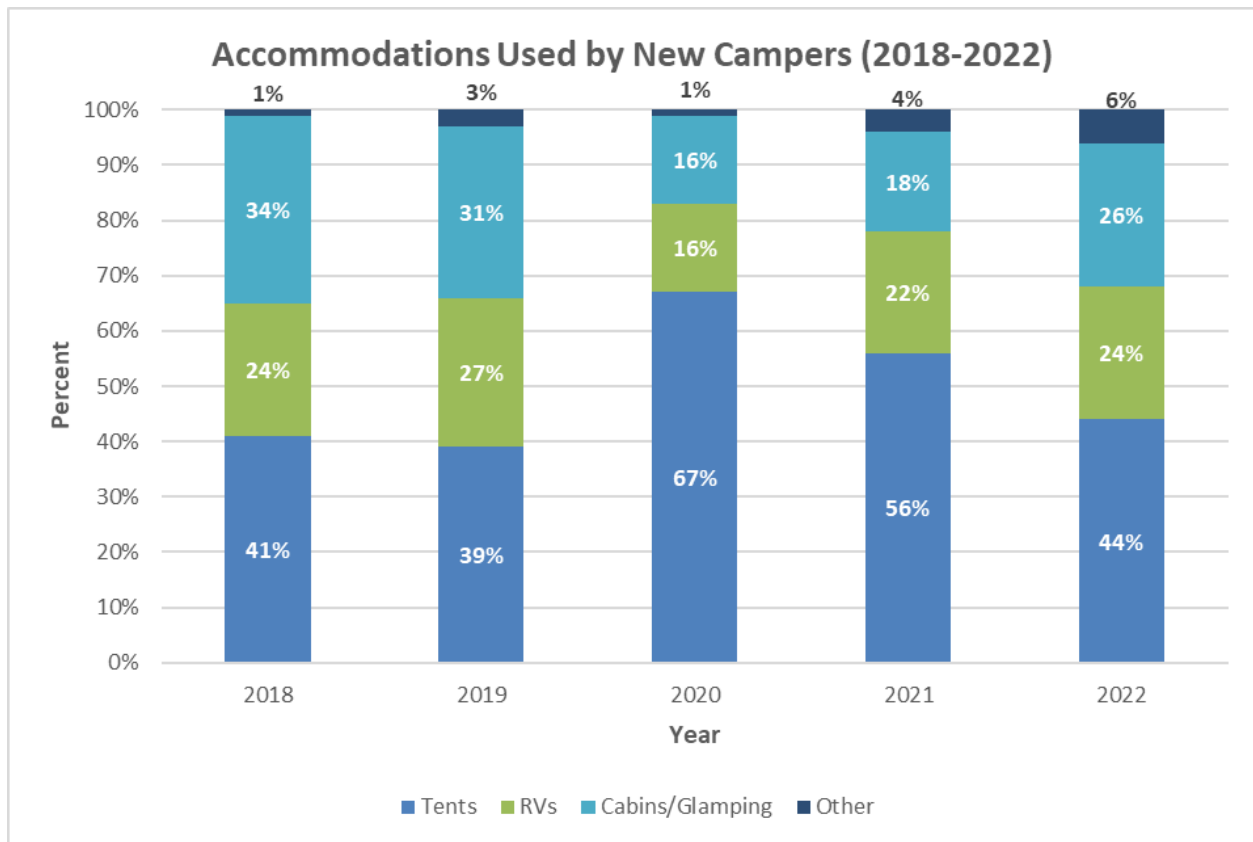


Figure 5: Accommodations Used by New Campers (2018-2022)

Source – KOA North American Camping Report (2022)

Desired Recreation Experiences

More time and energy have been committed to understanding the desires of the camping population. Campgrounds in themselves are destinations; however, support amenities, experiences, and overall recreation value are vital to campground and business planning. When asked what they like most about camping, campers indicate being in the outdoors, spending time with friends and family, and being able to relax as their top three associated characteristics; however, in terms of growth, campers indicate double-digit increase in food, sitting around the campfire, an affordable way to travel farther distances from home, and getting away from crowds as important associated characteristics.

When looking at recreation activities while camping, fishing, canoeing/kayaking, hiking, bird watching, and biking are the top five most favored activities. In terms of growth, the most trending activities include canoeing/kayaking, geo-caching/orienteering, golfing or tennis, and horseback riding (**Figure 6**).



Recreation While Camping	2017	2018	2019	2020	2021	2022	Change Since 2020
Fishing	47%	50%	49%	52%	36%	49%	-3
Canoeing/kayaking	35%	37%	37%	32%	31%	44%	12
Hiking	53%	51%	51%	46%	37%	42%	-4
Bird watching	23%	25%	25%	31%	29%	33%	2
Biking	26%	30%	30%	35%	33%	31%	-4
Hunting	10%	14%	14%	19%	12%	23%	4
Taking scenic drives/sight-seeing	30%	30%	30%	27%	21%	23%	-4
Mounting biking	13%	18%	18%	19%	19%	23%	4
Visit historical sites	25%	25%	25%	19%	16%	19%	0
Golfing or tennis	6%	10%	10%	8%	7%	17%	9
Running/trail running	15%	15%	15%	16%	17%	16%	0
Geo-caching/orienteering	7%	8%	8%	6%	6%	16%	10
Horseback riding	10%	12%	12%	8%	8%	16%	8
Rock climbing or bouldering	9%	11%	11%	12%	10%	14%	2
Water sports	9%	10%	10%	11%	9%	14%	3
Motor sports	9%	10%	10%	19%	17%	13%	-6
Organized team sports	6%	7%	7%	15%	18%	10%	-5
Stand-up paddle boarding	5%	7%	7%	6%	7%	10%	4
Motor boating or jet skiing	9%	9%	9%	7%	5%	10%	3
Snow skiing or snowboarding	4%	7%	7%	7%	7%	9%	2
Whitewater rafting/kayaking	6%	7%	7%	7%	6%	9%	2
Pickleball	3%	4%	4%	7%	6%	8%	1

Figure 6: Most Favored Recreation Activities While Camping

Source – KOA North American Camping Report (2022)

3.2.2 RV Industry Association Campground Industry Market Analysis (2022)

The RV Industry Association (RVIA) produces an annual market analysis that serves to develop and execute a comprehensive campground inventory research project focused on tracking federal, state, and private campground inventory. In the report, a detailed profile of the US campground inventory is found.

Camper Demand

Campers have different options to select from when looking for places to stay overnight. In terms of private campgrounds, there is high demand relative to other available options. The following camper nights by location reflects the varying interest in different camping experiences as well as settings:

1. Privately owned campgrounds (23%)
2. State Park campgrounds (22%)
3. National Park campgrounds (21%)
4. Privately owned land (18%)
5. Backcountry or wilderness area (6%)
6. Dispersed/boondocking on public land (5%)
7. National Forests (3%)
8. Municipal campgrounds (1%)
9. Parking lots (1%)



Private vs. Public Campgrounds

Relative to camper demand, there are stark differences between how private and public campgrounds are traditionally developed. For example, campers may gravitate toward privately-owned campgrounds because of the vast amenities offered (typically), the sheer number of available campsites, and the length of individual campsites. **Figures 7-12** provide a detailed comparison between the two.

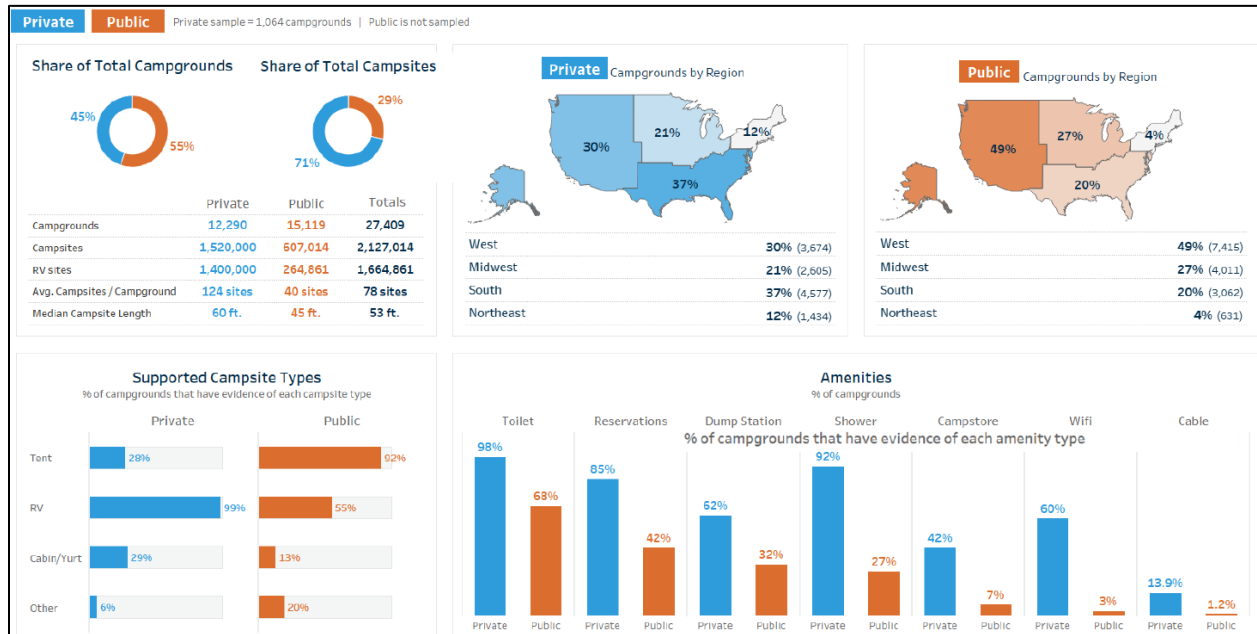


Figure 7: Private vs. Public Campgrounds Comparison Part 1

Source – RVIA Campground Industry Market Analysis (2022)

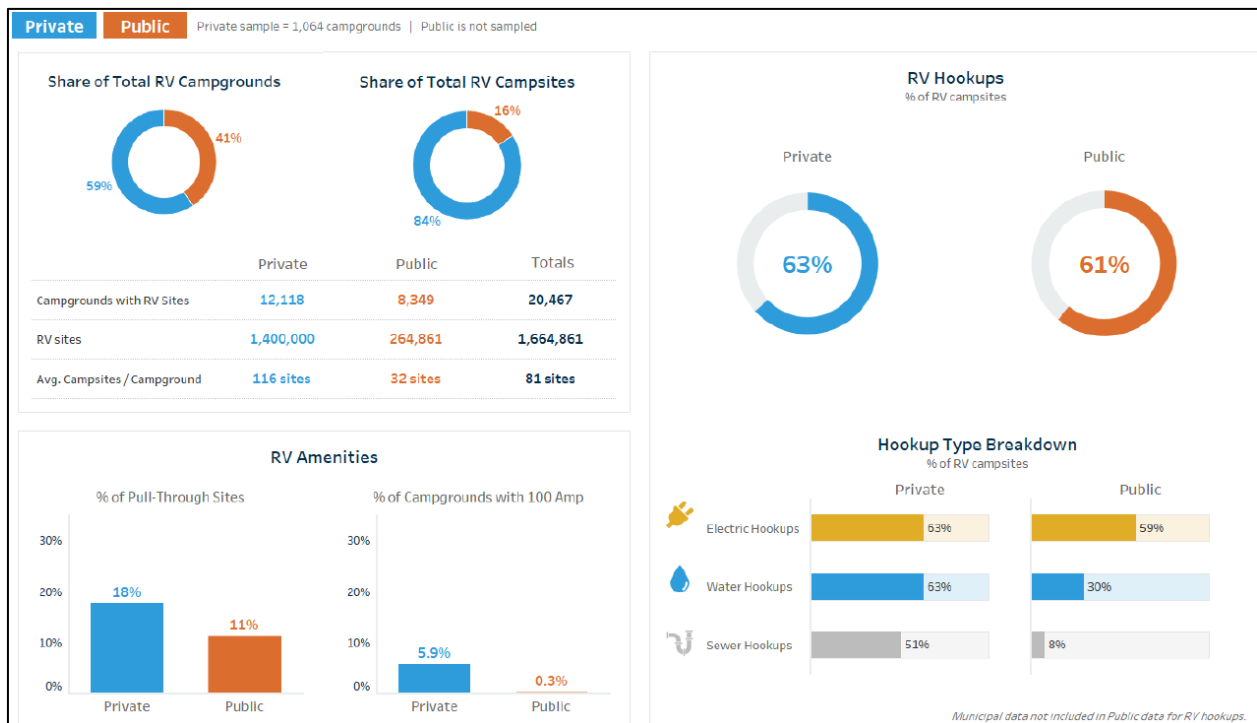


Figure 8: Private vs. Public Campgrounds Comparison Part 2

Source – RVIA Campground Industry Market Analysis (2022)

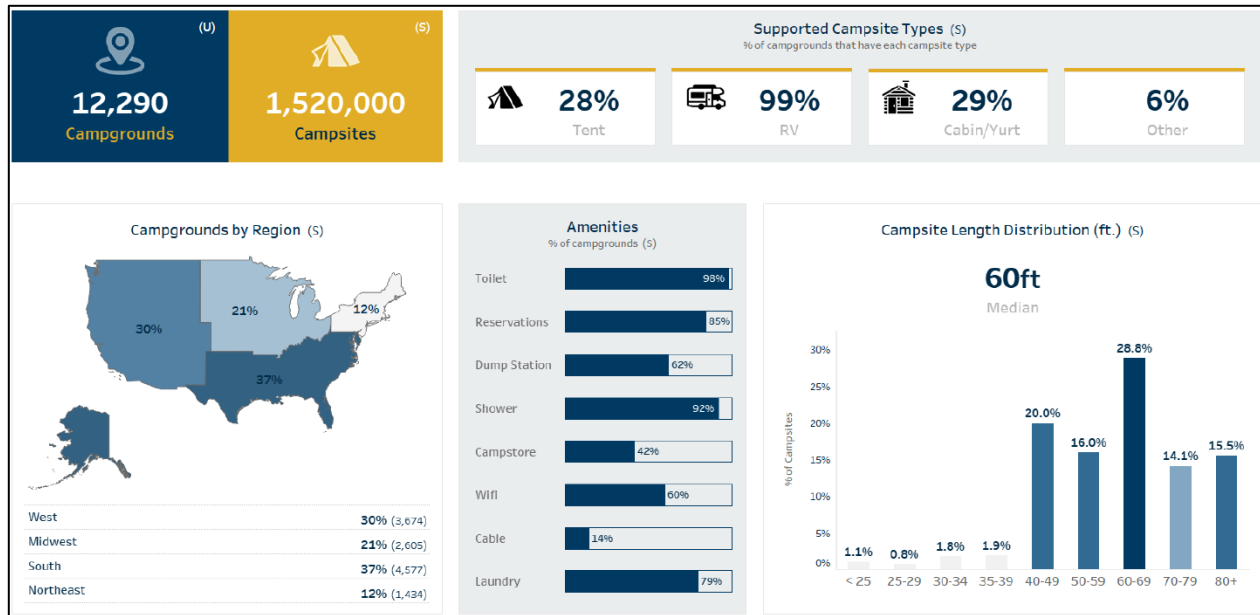


Figure 9: Private Campgrounds Overview

Source – RVIA Campground Industry Market Analysis (2022)

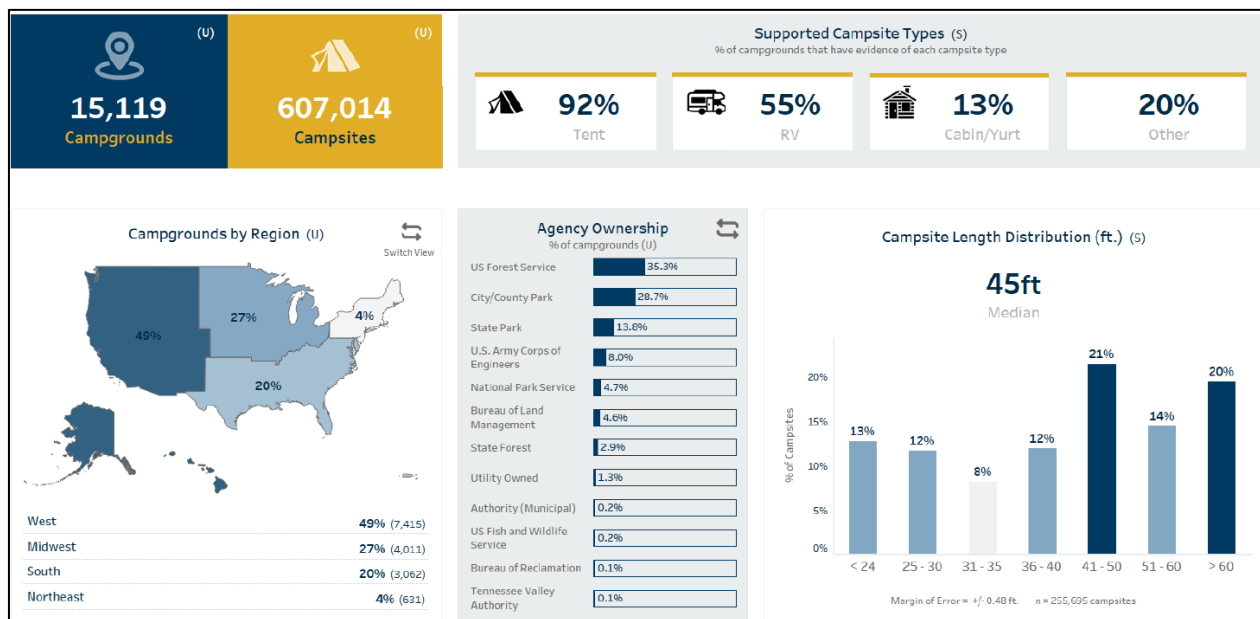


Figure 10: Public Campgrounds Overview

Source – RVIA Campground Industry Market Analysis (2022)

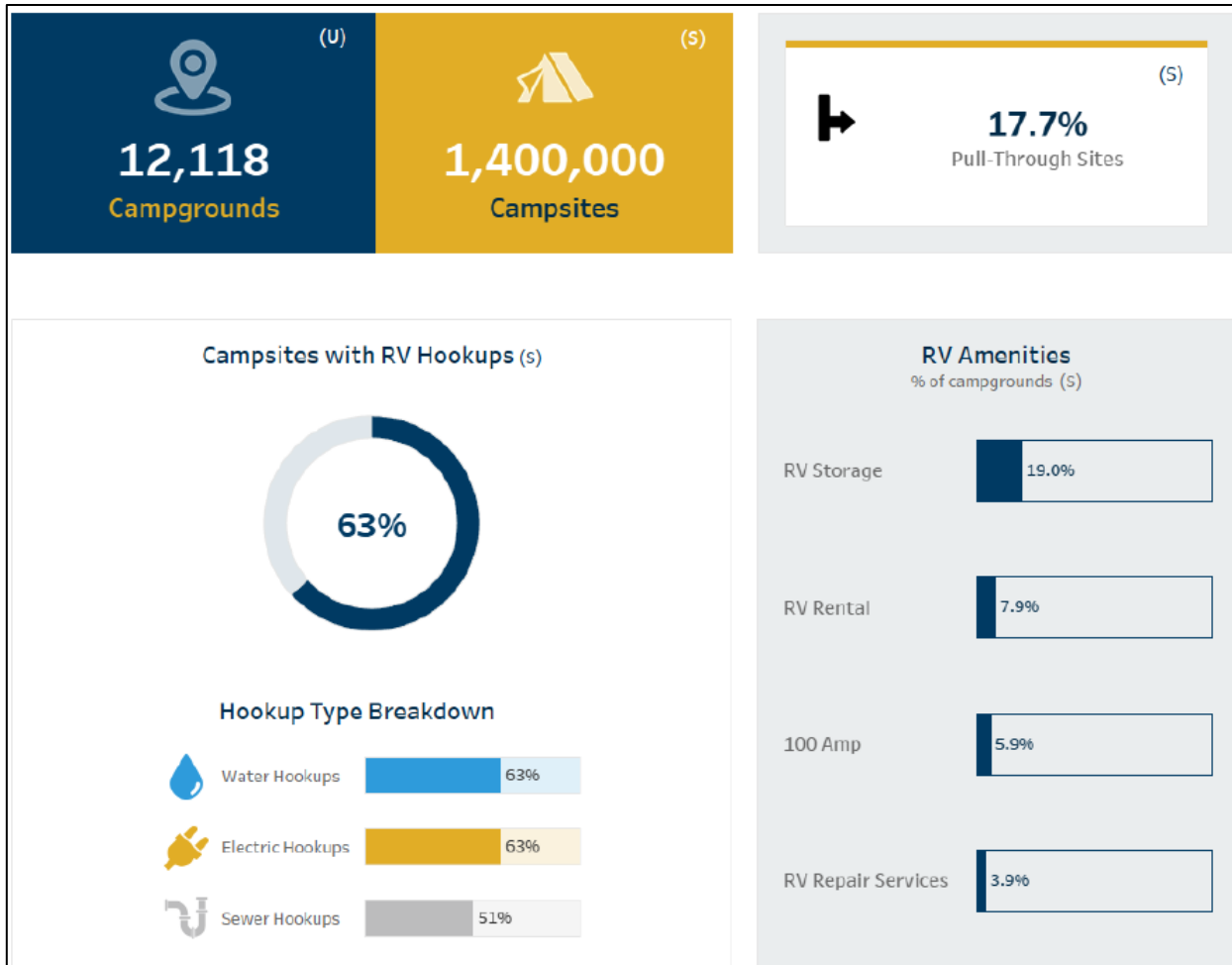


Figure 11: Private Campgrounds Detail

Source – RVIA Campground Industry Market Analysis (2022)

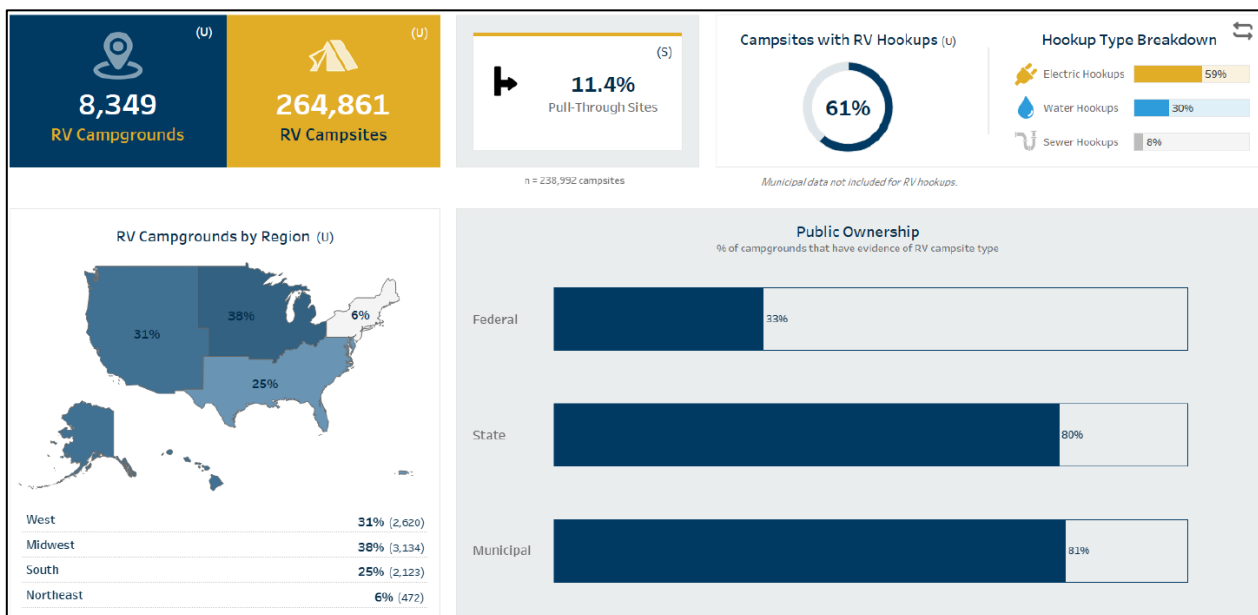


Figure 12: Public Campgrounds Detail

Source – RVIA Campground Industry Market Analysis (2022)



3.2.3 Moving Forward

The following key findings were derived from the RVIA Campground Industry Market Analysis (2022) and have relevance to Glenn Flint Lake:

- Campground supply during peak season nearing full capacity.
- Total private campsites outnumber total public campsites 2.5 to 1.
- Geographical distribution of campground supply shows public campgrounds prevalent in the west; private campgrounds more equally dispersed.
- Investments in improving the camping experience through increasing campsite amenities should be a priority of the campground industry.
- The public sector tends to be more of a provider for tent campsites which provide entry level camping experience.

3.3 Local Trends

All data was obtained from Esri in August 2023. Esri specializes in delivering the world's most powerful mapping and spatial analytics software available.

For the purposes of this study, local market trends were analyzed based on a 50-mile drive radius from Glenn Flint Lake. For a further analysis, the 50-mile radius was separated into two bands: less than 25 miles and between 25-50 miles (**Figure 13**).

3.3.1 Market Potential Index

Esri's Market Potential data measures the likely demand for a product or service in an area. A Market Potential Index (MPI) compares the demand for a specific product or service in an area with the national demand for that product or service. A value of more than 100 represents higher demand, and a value of less than 100 represents lower demand. For example, a service with a score of 125 translates into being 25% higher than the national average. **It should be noted that a given activity with a lower MPI score does not necessarily mean there is no demand at all or that special interest groups do not exist.**

Outdoor Activities

Several outdoor activities exceed the national average in terms of expected participation: freshwater fishing, power boating, archery, birdwatching, canoeing/kayaking, horseback riding, and overnight camping (**Figure 14**). Most MPI scores "dip" in the less than 50-mile radius most likely because of the inclusion of Indianapolis, the state's most urban area; still, MPI scores are strong throughout the 50-mile radius. In terms of expected participation percentage, hiking, overnight camping, freshwater fishing, and road cycling are all expected to have double-digit population percentage participation (**Figure 15**).

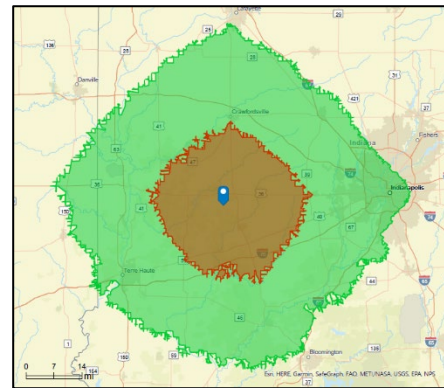


Figure 13: Study Area



Outdoor Activities MPI		
Activity	<25 Miles	<50 Miles
Archery	133	111
Backpacking	94	96
Bicycling (Mountain)	91	93
Bicycling (Road)	90	94
Birdwatching	125	108
Boating (Power)	134	109
Canoeing/Kayaking	123	107
Fishing (Fresh Water)	150	119
Hiking	95	94
Horseback Riding	121	99
Overnight Camping	121	104

Figure 14: Outdoor Activities MPI Scores for Study Area Population

Outdoor Activities Expected Participation Percentage		
Activity	<25 Miles	<50 Miles
Archery	3.2%	2.7%
Backpacking	3.3%	3.4%
Bicycling (Mountain)	3.3%	3.3%
Bicycling (Road)	10.8%	11.4%
Birdwatching	9.1%	7.9%
Boating (Power)	6.4%	5.3%
Canoeing/Kayaking	9.2%	8.0%
Fishing (Fresh Water)	15.7%	12.5%
Hiking	18.0%	17.7%
Horseback Riding	2.3%	1.9%
Overnight Camping	16.2%	14.0%

Figure 15: Outdoor Activities Expected Participation Percentage for Study Area Population

3.3.2 Spending Potential Index (SPI)

Esri's U.S. Consumer Spending data is based on the latest Consumer Expenditure Surveys (CEX) from the Bureau of Labor Statistics. The Spending Potential Index (SPI) compares the average amount spent locally for a project to the average amount spent nationally. Like the MPI score, an index of 100 reflects the national average.

SPI scores were pulled for two categories:

1. Recreational Vehicles and Fees
2. Recreation Equipment

Recreational Vehicles and Fees

Residents within 25 miles exhibit SPI index scores above national averages for two of the four recorded activities (recreation vehicle payments and recreation vehicle rentals) while they dip below when



expanding out to the 50-mile radius; however, docking and landing fees for boats and planes are close to the national average (**Figure 16**). This trend information indicates there is above average recreational vehicle use within proximity to Glenn Flint Lake.

Recreational Vehicles and Fees SPI		
Activity	<25 Miles	<50 Miles
Docking and Landing Fees for Boats and Planes	99	88
Camp Fees	73	72
Payments on Boats/Trailers/Campers/RVs	128	95
Rental of Boats/Trailers/Campers/RVs	105	82

Figure 16: Recreational Vehicles and Fees SPI Scores for Study Area Population

Recreation Equipment

Like the willingness to spend on recreational vehicles and fees, the study area population's expected affinity for recreation equipment spending is both above and below the national average (**Figure 17**). This indicates that market pricing is important for the local population of expected users. The most positive statistic for Glenn Flint Lake is the above average SPI for water sports equipment locally. This is an important distinction when planning for day use vs. multi-day use considerations at the site.

Recreation Equipment SPI		
Activity	<25 Miles	<50 Miles
Bicycles	88	87
Camping Equipment	73	85
Hunting and Fishing Equipment	95	96
Winter Sports Equipment	69	72
Water Sports Equipment	113	91

Figure 17: Recreation Equipment SPI Scores for Study Area Population

3.4 Market Analysis

The 50-mile radius was used to examine existing market conditions. A market search yielded 14 campgrounds that have similar amenities of interest (**Figure 18**). Of note, several more campgrounds were identified as dissimilar, or information was not publicly available. Most campgrounds are privately operated, and most are year-round operations. Those that are not year-round tend to have a spring to October/November timeframe.

Name	Location	Distance (Miles)	Ownership	Type of Camping Provided			Availability
				Tents	RV	Cabin/Other	
Raccoon Lake Campsite	Rockville	14	Public	X	X		Year-Round
Quarry Lake Campground	Fillmore	19	Private	X	X		Year-Round
Covered Bridge Campground	Rockville	20	Private	X	X		Year-Round
Blackhawk Campground	Cloverdale	21	Private	X	X		Year-Round
Rockville Lake Park	Rockville	22	Private	X	X	X	Spring-November
Fallen Rock RV Parke & Campground	Brazil	25	Private	X	X	X	Year-Round
Peaceful Waters Campground	Bloomington	25	Private	X	X	X	Year-Round
Happy Campers Campground, Inc.	Brazil	25	Private	X	X	X	Year-Round
Lake Waveland	Waveland	26	Public	X			March-October
Shades State Park	Waveland	27	Public	X	X		Year-Round
Turkey Run Canoe & Camping	Bloomington	30	Private	X	X	X	Year-Round
Turkey Run State Park Campground	Marshall	30	Public	X	X		Year-Round
Thousand Trails Horseshoe Lakes	Clinton	45	Private		X		Year-Round
Sullivan County Park & Lake	Sullivan	70	Public	X	X	X	March-October

Notes

Information not readily available for Holiday Rest Campground, Running T Campground, Shady Circle Campground, and Walnut Ridge Campground.

Raccoon Lake Campground and Turkey Run State Park have reduced amenities from November-April.

Figure 18: Study Area Similar Providers



3.4.1 Pricing

In terms of pricing, most campgrounds offer daily options, with only a couple offering weekly, monthly, or seasonal options (**Figure 19**). To define *primitive*, all similar providers indicate these campsites are mostly void of electric and any real formal amenities. Typically, they are related to tent camping; although, there are instances in which primitive campsites had an electric option. Most similar providers charge the same rate regardless of the level of amp service provided. Camping cabins are not a popular offering for similar providers, and no other “non-traditional” camping method was identified.

Rockville Lake Park and Shades State Park offer the most primitive camping sites at over 100 sites. Sullivan County Park & Lake offers the most electric sites at almost 500. Both Sullivan County Park & Lake and Peaceful Waters Campground offer 11 camping cabins. Of note, some of the Sullivan County Park & Lake camping cabins are listed as fishing cabins. In total, there are over 1,600 electric sites, over 450 primitive campsites, and 35 camping cabins available within 50 miles of Glenn Flint Lake offered by similar providers.

Camping Pricing Details						
Name	Primitive		Electric and Water/Full Hook-up		Cabin/Other	
	# of Sites/ Areas	Pricing	# of Sites	Pricing	# of Sites	Pricing
Raccoon Lake Campsite	74	Main season - \$12-\$19/night Off-season - \$12/night	240	Main season - 30 amp: \$30/night; 50 amp: \$32/night Off-season - 30 amp: \$23/night; 50 amp: \$25/night	-	-
Quarry Lake Campground	-	\$10/night - two weeks maximum	-	20 amp: \$25/night; 30 amp (+ water): \$35/night; and 50 amp full hook-up: \$45/night	-	-
Covered Bridge Campground	-	\$25/night	73	Water and electric (30 or 50 amp): \$32/night; full hook-up: \$35/night Also offers weekly and monthly rates	-	-
Blackhawk Campground	50	\$17/night	167	30 and 50 amp: \$25/night	-	-
Rockville Lake Park	110	\$21/night	56	Water and electric (20 and 30 amp): \$32/night; full hook-up: \$42/night	2	\$72/night
Fallen Rock RV Parke & Campground	3	-	126	20, 30, and 50 amp service	3	-
Peaceful Waters Campground	27	\$22/night; w/ electric: \$26/night	63	30 amp w/ water: \$35-\$40/night; 30 amp full hook-up: \$40/night; 50 amp full hook-up: \$45/night	11	\$65-\$180/night
Happy Campers Campground, Inc.	1	\$20/night	5	\$35/night	1	\$55/night
Lake Waveland	-	-	-	-	4	-
Shades State Park	105	Main season - \$12-\$19/night Off-season - \$12/night	-	-	-	-
Turkey Run Canoe & Camping	46	\$25/night; w/ electric \$29/night	57	15, 30, and 50 amp: \$29/night	3	\$65/night
Turkey Run State Park Campground	2	Youth tent camp: \$20 minimum/night	213	Main season (all 20, 30, and 50 amp): Sun-Wed (\$23/night), Thurs-Sat (\$30/night), and holiday weekends (\$33/night) Winter rates available after main season	-	-
Thousand Trails Horseshoe Lakes	4	\$36/night; \$31/night (weekly rate)	125	30 amp: \$60/night or \$51/night (weekly); 50 amp is \$3 per day charge	-	-
Sullivan County Park & Lake	34	\$15/night or \$85/week; w/ electric: \$25/night or \$130/week	487	\$33/night or \$180/week; monthly/seasonal: \$335 (no hook-up) or \$445 (w/ hook-up)	11	\$48-\$84/night (Sun-Thurs); \$53-\$96/night (Fri-Sat); \$53-\$96/night (holidays); and \$246-\$420/weekly

Notes

Quarry Lake Campground is a membership-based facility and each membership includes 1 free boat tag. Membership fee: couple & children (\$60), single (\$40), and visitor entry (\$5).

Peaceful Waters Campground has two grain bin cabins.

Turkey Run State Park Campground has six wheelchair accessible sites.

Thousand Trails Horseshoe Lakes has two handicap accessible 30 amp sites.

Figure 19: Similar Providers Campsite Inventory and Pricing Structure



3.4.2 Amenities Offered

Similar providers offer a wide variety of on-site support amenities and facilities (**Figure 21 on the next page**). The most common amenities offered include showers, laundry and/or restrooms; fishing; playgrounds; boating; sport courts; special events; boat rentals; and nature swim/beaches. Having special events at campgrounds is more of a “non-traditional” experience but has been gaining popularity over recent years. This trend indicates a growing need for amphitheaters, large pavilions/shelters, spaces for food trucks, communal gathering spaces, and restrooms as site support facilities. Other popular available amenities provided by many similar providers include horseshoe pits, disc golf courses, golfing, dog parks/pet areas, and fishing gear rentals.



Figure 20: View of Shelter and Existing Primitive Campsites at Glenn Flint Boat Ramp



Support Amenities Available															
Name	Hiking	Nature Swim/Beach	Pool	Sport Courts	Sport Fields	Playground	Boating	Store	Fishing	Amphitheater	Showers, Laundry, and/or Restrooms	Boat Rental	Bike Rental	Wi-Fi	Special Events
Raccoon Lake Campsite	X	X			X	X	X	X	X	X	X	X			X
Quarry Lake Campground		X				X	X		X		X				X
Covered Bridge Campground											X				
Blackhawk Campground				X	X	X	X		X		X	X		X	X
Rockville Lake Park	X	X		X	X	X	X	X	X	X	X	X			X
Fallen Rock RV Parke & Campground	X			X		X		X	X		X			X	
Peaceful Waters Campground				X	X	X	X		X		X	X			
Happy Campers Campground, Inc.		X							X		X			X	
Lake Waveland		X							X		X				X
Shades State Park	X					X				X	X				
Turkey Run Canoe & Camping				X			X	X			X	X			
Turkey Run State Park Campground						X		X			X				
Thousand Trails Horseshoe Lakes	X		X	X		X	X		X					X	X
Sullivan County Park & Lake		X		X		X	X		X		X	X			X
Total	5	6	1	7	4	10	8	5	10	2	14	6	0	4	7
Notes															
Other popular available amenities include horseshoe pits, disc golf courses, on-line dog parks/pet areas, and fishing gear rentals.															

Figure 21: Similar Providers Amenity List



3.5 Implications

3.5.1 National Trends

Based on national trends, the following key takeaways are presented for camping considerations at Glenn Flint Lake:

- Camping is an activity that withstands a lagging economy.
- Glamping activities are trending and may have an increased value to the Indianapolis metro area as there is a highly urbanized population within 50 miles of Glenn Flint Lake.
- Wi-Fi will be more important as a campground/campsite amenity as more people are working remotely during camping trips.
- More investment in improving the camping experience through increasing campsite amenities is paramount.
- Campgrounds should look to expand opportunities for the most favorable recreation experiences while camping such as canoeing/kayaking, fishing, hiking, bird watching, and biking.

3.5.2 Regional/Local Trends

Based on regional/local trends and market analysis, the following key takeaways are presented for camping considerations at Glenn Flint Lake:

- Many outdoor activities appear to be popular within the local market including archery, bird watching, power boating, canoeing/kayaking, freshwater fishing, horseback riding, and overnight camping.
- Access to water-based activities is a popular campground amenity and may be an important draw and opportunity for additional revenue generating activities (e.g., fishing, watercraft rentals, swimming, etc.).
- More cabins/other campsite options are needed and there is an ability to introduce dynamic pricing based on cabin type (i.e., location or electric, water, and restroom availability, etc.).
- There isn't much diversity in campground pricing tactics so there may be an opportunity to include daily, weekly, monthly, and seasonal rates.
- A couple similar providers provide a membership fee structure which may be an opportunity for Glenn Flint Lake.
- Special event spaces and support facilities should be created and actively programmed.
- There is market precedence for non-year-round camping seasons.
- Access to showers, restrooms, and/or laundry are popular campground amenities.



Section 4 - Phasing, Operations, and Capital Projections

4.1 Proposed Facilities and Experiences

Based on all research, discussions, and analysis, it was determined the most feasible campground development would be in multiple phases.

4.1.1 Phase I (see Figure 41)

Phase I provides the campground's foundational development. In terms of activity zones, Phase I can include 20 RV campsites, 10 tent campsites, a beach, boat launch, parking, restrooms, event space, shelter/gathering space, and a playground. It also connects to existing trails and proposes new pedestrian and vehicular circulation routes ultimately connecting all amenities to an entrance at West County Road 375 North.

4.1.2 Phase II (see Figure 42)

Building upon the activities in Phase I, Phase II provides for expanding RV camping opportunities. Utilizing the proposed pedestrian and vehicular circulation routes in Phase I, Phase II adds RV campsites in the woods, adjacent to the proposed event space, potentially doubling or tripling the number of sites.

4.1.3 Phase III (see Figure 43)

Phase III is concentrated on activating the coves and steeper areas of the campground site. Phase III brings into consideration unique features such as treehouse cabins overlooking the coves and/or cabins/yurts and zip lining.

4.2 Site Considerations

While the phasing progression is intended to demonstrate an efficient and effective use of the site given topography and site constraints, reorganization of the event and opportunity spaces can be considered to address the concerns of surrounding neighbors. These adjustments can be made during a future design phase of site development.

4.3 Operations

Based on the phased site design, an operational pro forma was developed that examines projected operating costs and revenues.

4.3.1 Assumptions

The following assumptions were used for the financial pro forma:

- The Opportunity Space will incur operations and maintenance costs, but could also generate additional revenue.
- Revenue streams include: RV camping, tent camping, cabin camping, treehouses, and event fees.
- There is no camp store located on site.
- The campground is open for eight (8) months (March-October).
- There will be an electronic gate (no attendant).
- The campground will not operate at 100% capacity annually.
- The revenue and expense figures do not account for any facility rentals that may occur.
- At least one (1) full-time employee will need to be dedicated to the site with additional part-time, seasonal, and/or volunteer help used as appropriate.



4.3.2 Analysis

The proposed campground is expected to be over 100% cost recovery after full build-out of the three proposed phases. Moving beyond Phase I will help the site in terms of overall cost recovery. Of note, overall revenue can be increased with increased site capacity. Also, based on projected maintenance tasks and standards/frequencies, approximately 1,400 hours of labor will need to be attributed to the site.

Financial Analytics				
Build Out	O&M	Revenue	Net	Cost Recovery
Phase I	\$ 136,885.69	\$ 112,640.00	\$ (24,245.69)	82%
Phase II	\$ 97,520.14	\$ 143,360.00	\$ 45,839.86	147%
Phase III	\$ 27,924.51	\$ 65,520.00	\$ 37,595.49	235%
Total	\$ 262,330.34	\$ 321,520.00	\$ 59,189.66	123%

Figure 22: Glenn Flint Lake Campground Overall Operational Financial Projections

Staffing Analytics		
Build Out	Needed Hours	FTE
Phase I	953.8	0.5
Phase II	235.2	0.1
Phase III	201.3	0.1
Total	1,390.3	0.7

Figure 23: Glenn Flint Lake Campground Staffing Projections



Figure 24: View of Glenn Flint Lake from the Proposed Boat Ramp Location.



4.3.3 Detailed Expenses

The following figures represent the detailed operational expense analysis for the proposed campground based on phasing.

Phase I						
RV Camping	Sites	Acres				
	20	2.35				
O&M	Hours	Frequency	Unit	Number of Units	Total Hours	Cost
Inspection	0.2	1	Day	365	73	\$ 1,713.31
Mow/Blow/Trim	1	1	Week	32	32	\$ 751.04
Repairs	1	1	Month	12	12	\$ 281.64
Subtotal					117	\$ 2,745.99
Tent Camping	Sites	Acres				
	10	0.73				
O&M	Hours	Frequency	Unit	Number of Units	Total Hours	Cost
Inspection	0.2	1	Day	365	73	\$ 1,713.31
Mow/Blow/Trim	0.5	1	Week	32	16	\$ 375.52
Repairs	1	1	Month	12	12	\$ 281.64
Subtotal					101	\$ 2,370.47
Camping Cabins	Sites	Acres				
	2	0.73				
O&M	Hours	Frequency	Unit	Number of Units	Total Hours	Cost
Exterior Inspection	0.1	1	Day	365	36.5	\$ 856.66
Exterior Debris and Landscape	0.2	1	Week	32	6.4	\$ 150.21
Interior Cleaning	1.5	3	Week	32	144	\$ 3,379.68
Repairs	1	1	Month	12	12	\$ 281.64
Subtotal					198.9	\$ 4,668.18
Beach	Acres					
	0.26					
O&M	Hours	Frequency	Unit	Number of Units	Total Hours	Cost
Inspection	0.1	2	Week	32	6.4	\$ 150.21
Combing	0.5	1	Week	32	16	\$ 375.52
Subtotal					22.4	\$ 525.73
Event Space	Acres					
	2.11					
O&M	Hours	Frequency	Unit	Number of Units	Total Hours	Cost
Mow/Blow/Trim	1	1	Week	32	32	\$ 751.04
Event Support	16	1	Month	8	128	\$ 3,004.16
Subtotal					160	\$ 3,755.20
Support Facilities						
Paved Roads	Hours	Frequency	Unit	Number of Units	Total Hours	Cost
Mx Allotment	0.5	1	Month	12	6	\$ 140.82
Subtotal					6	\$ 140.82
Trails	Hours	Frequency	Unit	Number of Units	Total Hours	Cost
Mx Allotment	0.5	1	Month	12	6	\$ 140.82
Subtotal					6	\$ 140.82
Parking	Hours	Frequency	Unit	Number of Units	Total Hours	Cost
Mx Allotment	0.5	1	Month	12	6	\$ 140.82
Subtotal					6	\$ 140.82
Playground	Hours	Frequency	Unit	Number of Units	Total Hours	Cost
Inspection	0.1	1	Day	365	36.5	\$ 856.66
Mx Allotment	0.5	1	Month	12	6	\$ 140.82
Subtotal					42.5	\$ 997.48
Restrooms	Hours	Frequency	Unit	Number of Units	Total Hours	Cost
Interior Cleaning	0.5	2	Day	224	224	\$ 5,257.28
Repairs	0.5	1	Month	12	6	\$ 140.82
Subtotal					230	\$ 5,398.10
Trash	Hours	Frequency	Unit	Number of Units	Total Hours	Cost
Removal	1	2	Week	32	64	\$ 1,502.08
Subtotal					64	\$ 1,502.08
Additional Costs		Cost				
F/T Site Staff (1 person)		\$ 50,000				
Utilities						
Electric		\$ 30,000				
Water		\$ 15,000				
Insurance		\$ 1,500				
Wi-Fi		\$ 3,000				
Waste Removal & Dumping Station		\$ 5,000				
Supplies, Tools, and Materials		\$ 10,000				
Subtotal		\$ 114,500				
Phase I O&M Costs		\$ 136,885.69				
Phase I Hours Needed		953.8				

Figure 25: Glenn Flint Lake Phase I Operational Expense Projections



Phase II						
RV Camping	Sites	Acres				
	40	6.88				
O&M	Hours	Frequency	Unit	Number of Units	Total Hours	Cost
<i>Inspection</i>	0.4	1	Day	365	146	\$ 3,426.62
<i>Mow/Blow/Trim</i>	2	1	Week	32	64	\$ 1,502.08
<i>Repairs</i>	2	1	Month	12	24	\$ 563.28
Subtotal					234	\$ 5,491.98
Support Facilities						
Paved Roads	Hours	Frequency	Unit	Number of Units	Total Hours	Cost
<i>Mx Allotment</i>	0.1	1	Month	12	1.2	\$ 28.16
Subtotal					1.2	\$ 28.16
Additional Costs		Cost				
Utilities						
Electric		\$ 44,800	\$5/site/day/32 weeks			
Water		\$ 15,000				
Insurance		\$ 1,000				
Wi-Fi		\$ 1,200				
Waste Removal & Dumping Station		\$ 10,000				
Supplies, Tools, and Materials		\$ 20,000				
Subtotal		\$ 92,000				
Phase II Additional O&M Costs		\$ 97,520.14				
Phase II Additional Hours		235.20				
Cumulative Total O&M Costs		\$ 234,405.83				
Cumulative Total Hours		1,189.00				

Figure 26: Glenn Flint Lake Phase II Operational Expense Projections



Phase III						
Camping Cabins	Sites	Acres				
	9	0.22				
O&M	Hours	Frequency	Unit	Number of Units	Total Hours	Cost
<i>Exterior Inspection</i>	0.1	1	Day	365	36.5	\$ 856.66
<i>Exterior Debris and Landscape</i>	0.2	1	Week	32	6.4	\$ 150.21
<i>Interior Cleaning</i>	1.5	3	Week	32	144	\$ 3,379.68
<i>Repairs</i>	1	1	Month	12	12	\$ 281.64
Subtotal					198.9	\$ 4,668.18
Support Facilities						
Paved Roads	Hours	Frequency	Unit	Number of Units	Total Hours	Cost
<i>Mx Allotment</i>	0.2	1	Month	12	2.4	\$ 56.33
Subtotal					2.4	\$ 56.33
Additional Costs		Cost				
Utilities						
Electric		\$ 8,500				
Water		\$ 2,500				
Insurance		\$ 1,000				
Wi-Fi		\$ 1,200				
Waste Removal		\$ 2,500				
Supplies, Tools, and Materials		\$ 7,500				
Subtotal		\$ 23,200				
Phase III Additional O&M Costs		\$ 27,924.51				
Phase III Additional Hours		201.30				
Cumulative Total O&M Costs		\$262,330.34				
Cumulative Total Hours		1,390.30				

Figure 27: Glenn Flint Lake Phase III Operational Expense Projections



4.3.4 Detailed Revenues

The following figures represent the detailed operational revenue analysis for the proposed campground based on phasing.

Phase I					
RV Camping	Sites	Days Open	Total Availability	Annual Capacity	Actual Availability
	20	224	4,480	50%	2,240
Nightly Fee	\$ 32.00				
Subtotal	\$ 71,680.00				
Tent Camping	Sites	Days Open	Total Availability	Annual Capacity	Actual Availability
	10	224	2,240	50%	1,120
Nightly Fee	\$ 22.00				
Subtotal	\$ 24,640.00				
Camping Cabins	Sites	Days Open	Total Availability	Annual Capacity	Actual Availability
	2	224	448	50%	224
Nightly Fee	\$ 55.00				
Subtotal	\$ 12,320.00				
Event Space	Events				
	4				
Average Revenue Per Event	\$ 1,000.00				
Subtotal	\$ 4,000.00				
Phase I Revenue (Full Build Out)	\$ 112,640.00				

Figure 28: Glenn Flint Lake Phase I Operational Revenue Projections

Phase II					
RV Camping	Sites	Days Open	Total Availability	Annual Capacity	Actual Availability
	40	224	8,960	50%	4,480
Nightly Fee	\$ 32.00				
Subtotal	\$ 143,360.00				
Phase II Additional Revenue (Full Build Out)	\$ 143,360.00				
Cumulative Revenue	\$ 256,000.00				

Figure 29: Glenn Flint Lake Phase II Operational Revenue Projections

Phase III					
Camping Cabins (Treehouse)	Sites	Days Open	Total Availability	Annual Capacity	Actual Availability
	9	224	2,016	50%	1,008
Nightly Fee	\$ 65.00				
Subtotal	\$ 65,520.00				
Phase III Additional Revenue (Full Build Out)	\$ 65,520.00				
Cumulative Revenue	\$ 321,520.00				

Figure 30: Glenn Flint Lake Phase III Operational Revenue Projections



4.4 Capital Projections

Based on the phased site design, capital costs were developed for forecasting purposes. Of note, these costs should not be considered final as these are estimates based on a standard cost per standard amenity.

Client: Little Walnut Creek Conservancy District



Job Name: Glenn Flint Lake Campground Masterplan

Date of Plans: 1/10/2024

Date of Estimate: 1/10/2024

V3 Project: 230312

PHASE 1			
1.00	GENERAL CONDITIONS & EROSION CONTROL		\$ 317,300.00
2.00	DEMOLITION AND EARTHWORK		\$ 289,600.00
3.00	UTILITIES		\$ 2,652,900.00
4.00	CAMPGROUND ENTRANCE		\$ 138,400.00
5.00	ROADS AND PATHS		\$ 597,900.00
6.00	PARKING LOT & BOAT RAMP		\$ 229,300.00
7.00	BEACH		\$ 181,300.00
8.00	SHELTER AND OVERLOOK		\$ 850,900.00
9.00	CAMPSITES		\$ 872,400.00
10.00	PLANTING		\$ 54,400.00
11.00	PLAYGROUND		\$ 263,300.00
ESTIMATE TOTAL:			\$ 6,447,700.00

1.00	GENERAL CONDITIONS & EROSION CONTROL	QUANTITY	UNIT	UNIT PRICE	TOTAL
1.10	GENERAL CONDITIONS				
1.11	Contractor Bonds, Insurance & Management	6.00%	LSUM	\$ 3,824,100.00	\$ 229,446.00
1.12	Equipment Mobilization & Construction Layout	1.00	LSUM	\$ 15,000.00	\$ 15,000.00
1.20	EROSION CONTROL				
1.21	Construction Entrance (1 EA)	180.00	SY	\$ 28.00	\$ 5,040.00
1.22	Silt Fence Installation	4,198.00	LF	\$ 1.95	\$ 8,186.10
1.23	Silt Fence Removal	4,198.00	LF	\$ 1.15	\$ 4,827.70
1.24	Maintenance of Erosion Control	1.00	LSUM	\$ 2,000.00	\$ 2,000.00
	Contingency	20.00%	LSUM	\$ 264,000.00	\$ 52,800.00
SUBTOTAL					\$ 317,300.00

2.00	DEMOLITION & EARTHWORK	QUANTITY	UNIT	UNIT PRICE	TOTAL
2.10	DEMOLITION				
2.11	Tree Protection Fence	3,087.00	LF	\$ 4.15	\$ 12,811.05
2.12	Clearing & Grubbing	5.910	ACRE	\$ 7,500.00	\$ 44,325.00
2.20	EARTH EXCAVATION				
2.22	Topsoil Excavation & Placement	4,865.06	CY	\$ 11.50	\$ 55,948.19
2.23	Site Grading Complete	28,618.00	SY	\$ 1.00	\$ 28,618.00
2.30	SITE GRADING				
2.31	Subgrade Proposed Green Space	70.00	SY	\$ 0.30	\$ 21.00
2.32	Fine Grade Topsoil	26,815.00	SY	\$ 0.35	\$ 9,385.25
2.33	Subgrade Proposed Paths	6,743.76	SY	\$ 1.50	\$ 10,115.64
2.34	Subgrade Proposed Flatwork	113,403.00	SF	\$ 0.65	\$ 73,711.95
2.35	Backfill Pavement & Path Perimeters	8,610.00	LF	\$ 0.75	\$ 6,457.50
	Contingency	20.00%	LSUM	\$ 241,000.00	\$ 48,200.00
SUBTOTAL					\$ 289,600.00

3.00	UTILITIES	QUANTITY	UNIT	UNIT PRICE	TOTAL
3.20	WATER				
3.21	Water Service	3,966.00	LF	\$ 100.00	\$ 396,600.00
3.30	ELECTRIC				
3.31	Electric Service	6,047.00	LF	\$ 300.00	\$ 1,814,100.00
	Contingency	20.00%	LSUM	\$ 2,211,000.00	\$ 442,200.00
SUBTOTAL					\$ 2,652,900.00

4.00	CAMPGROUND ENTRANCE	QUANTITY	UNIT	UNIT PRICE	TOTAL
4.10	ENTRY GATE SYSTEM				
4.11	Access Control Gate System	1.00	LSUM	\$ 100,000.00	\$ 100,000.00
4.20	DUMP STATION				
4.21	Aggregate Base Section Complete (8")	266.00	SY	\$ 15.00	\$ 3,990.00
4.22	HMA Binder Course (3.00")	27.71	TON	\$ 110.00	\$ 3,047.92
4.23	HMA Surface Course (1.00")	9.20	TON	\$ 165.00	\$ 1,517.86
4.24	Potable Water Pump	1.00	EACH	\$ 800.00	\$ 800.00
4.25	Black Water System	1.00	LSUM	\$ 2,000.00	\$ 2,000.00
4.26	Septic Tank	1.00	LSUM	\$ 4,000.00	\$ 4,000.00
	Contingency	20.00%	LSUM	\$ 115,000.00	\$ 23,000.00
SUBTOTAL					\$ 138,400.00

Figure 31: Glenn Flint Lake Campground Capital Cost Estimate Part 1 of 7



Client: Little Walnut Creek Conservancy District

Job Name: Glenn Flint Lake Campground Masterplan



Date of Plans: 1/10/2024

Date of Estimate: 1/10/2024

V3 Project: 230312

5.00 ROADS AND PATHS		QUANTITY	UNIT	UNIT PRICE	TOTAL
5.10 GRAVEL PATH CONSTRUCTION					
5.11 Gravel Path (7")		1,639.02	TON	\$ 75.00	\$ 122,926.50
5.12 Geo-Textile Fabric		6,743.76	SY	\$ 3.55	\$ 23,940.35
5.20 ASPHALT ROAD CONSTRUCTION					
5.21 Aggregate Base Section Complete (8")		10,673.62	SY	\$ 15.00	\$ 160,104.33
5.22 HMA Binder Course (3.00")		1,111.83	TON	\$ 110.00	\$ 122,301.16
5.23 HMA Surface Course (1.00")		369.13	TON	\$ 165.00	\$ 60,905.98
5.24 12" RCP		140.00	LF	\$ 40.00	\$ 5,600.00
5.25 River Cobble End Section Treatment w/ Filter Fabric		14.00	CY	\$ 180.00	\$ 2,520.00
Contingency		20.00%	LSUM	\$ 498,000.00	\$ 99,600.00
				SUBTOTAL	\$ 597,900.00
6.00 PARKING LOT & BOAT RAMP					
6.10 PARKING LOT CONSTRUCTION					
6.11 Aggregate Base Section Complete (6")		1,694.00	SY	\$ 12.00	\$ 20,328.00
6.12 HMA Binder Course (2.00")		117.87	TON	\$ 110.00	\$ 12,966.16
6.13 HMA Surface Course (1.50")		88.23	TON	\$ 165.00	\$ 14,557.81
6.14 Geo-Textile Fabric		1,694.00	SY	\$ 3.55	\$ 6,013.70
6.20 SIGNAGE, STRIPING & ADDT ITEMS					
6.21 Pavement Markings Complete		1.00	LSUM	\$ 5,000.00	\$ 5,000.00
6.22 ADA Signage		2.00	EACH	\$ 800.00	\$ 1,600.00
6.23 Wheel Stop		10.00	EACH	\$ 115.00	\$ 1,150.00
6.30 BOAT RAMP					
6.31 PCC Dec. Conc. (Incl. 6" Aggreg. Base) - V Groove		2,100.00	SF	\$ 20.00	\$ 42,000.00
6.32 PCC 2' Retaining Wall		150.00	LF	\$ 100.00	\$ 15,000.00
6.33 Geo-Textile Fabric		544.00	SY	\$ 3.55	\$ 1,931.20
6.34 Rip Rap		280.00	LF	\$ 65.00	\$ 18,200.00
6.35 Cofferdam and Dewatering		1.00	LSUM	\$ 20,000.00	\$ 20,000.00
6.36 Courtesy Dock		2.00	EACH	\$ 14,400.00	\$ 28,800.00
6.37 Boat Dock Signage		1.00	EACH	\$ 3,600.00	\$ 3,600.00
Contingency		20.00%	LSUM	\$ 191,000.00	\$ 38,200.00
				SUBTOTAL	\$ 229,300.00
7.00 BEACH					
7.10 BEACH					
7.11 Earth Excavation		3,423.00	CY	\$ 18.00	\$ 61,614.00
7.12 Site Grading Complete		3,869.00	SY	\$ 1.00	\$ 3,869.00
7.13 Sand - 10" Depth		45.00	EACH	\$ 1,010.85	\$ 45,488.25
7.14 Rip Rap		419.00	LF	\$ 65.00	\$ 27,235.00
7.10 FURNISHINGS					
7.11 Bench		4.00	EACH	\$ 1,500.00	\$ 6,000.00
7.12 Trash Recepticle		2.00	EACH	\$ 1,629.00	\$ 3,258.00
7.13 Beach Signage		1.00	EACH	\$ 3,600.00	\$ 3,600.00
Contingency		20.00%	LSUM	\$ 151,000.00	\$ 30,200.00
				SUBTOTAL	\$ 181,300.00
8.00 SHELTER AND OVERLOOK					
8.10 SHELTER REMODEL					
8.11 Shelter Remodel		1.00	LSUM	\$ 250,000.00	\$ 250,000.00
8.20 OVERLOOK DECK					
8.21 Viewing Deck Underlayment, 6" Gravel W/ Fabric		3,080.00	SF	\$ 5.00	\$ 15,400.00
8.22 Viewing Deck Installation		3,080.00	SF	\$ 100.00	\$ 308,000.00
8.23 54" Railings Complete		151.00	LF	\$ 110.00	\$ 16,610.00
8.30 RESTROOM BUILDING					
8.31 Restroom Building		1.00	LSUM	\$ 72,000.00	\$ 72,000.00
8.32 Septic Tank		1.00	LSUM	\$ 4,000.00	\$ 4,000.00
8.40 FURNISHINGS					
8.41 Bench		4.00	EACH	\$ 1,500.00	\$ 6,000.00
8.42 Picnic Table		4.00	EACH	\$ 4,000.00	\$ 16,000.00
8.43 Viewing Scopes		2.00	EACH	\$ 8,900.00	\$ 17,800.00
8.44 Trash Recepticle		2.00	EACH	\$ 1,629.00	\$ 3,258.00
Contingency		20.00%	LSUM	\$ 709,000.00	\$ 141,800.00
				SUBTOTAL	\$ 850,900.00

Figure 32: Glenn Flint Lake Campground Capital Cost Estimate Part 2 of 7



Client: Little Walnut Creek Conservancy District

Job Name: Glenn Flint Lake Campground Masterplan



Date of Plans: 1/10/2024

Date of Estimate: 1/10/2024

V3 Project: 230312

9.00 CAMPSITES	QUANTITY	UNIT	UNIT PRICE	TOTAL
9.10 RV SITES (20 SITES)				
9.11 Gravel Parking (18")	1,625.00	TON	\$ 55.00	\$ 89,375.00
9.12 Utility Hookups	20.00	EACH	\$ 2,000.00	\$ 40,000.00
9.13 Fire Ring	20.00	EACH	\$ 472.00	\$ 9,440.00
9.14 Picnic Table	20.00	EACH	\$ 4,000.00	\$ 80,000.00
9.20 TENT SITES (8 SITES)				
9.21 Gravel Parking (18")	111.10	TON	\$ 55.00	\$ 6,110.50
9.22 Hardwood Mulch	46.67	CY	\$ 45.00	\$ 2,100.15
9.23 Fire Ring	8.00	EACH	\$ 472.00	\$ 3,776.00
9.24 Picnic Table	8.00	EACH	\$ 4,000.00	\$ 32,000.00
9.30 CABIN SITES (2 SITES)				
9.31 Gravel Parking (18")	27.80	TON	\$ 55.00	\$ 1,529.00
9.32 Hardwood Mulch	7.40	CY	\$ 45.00	\$ 333.00
9.33 Fire Ring	2.00	EACH	\$ 472.00	\$ 944.00
9.34 Picnic Table	2.00	EACH	\$ 4,000.00	\$ 8,000.00
9.35 Cabin Kit	2.00	EACH	\$ 100,000.00	\$ 200,000.00
9.40 RESTROOM AND SHOWER BUILDING				
9.41 Bathhouse Kit	1.00	EACH	\$ 250,000.00	\$ 250,000.00
9.43 Septic Tank	1.00	LSUM	\$ 4,000.00	\$ 4,000.00
Contingency	20.00%	LSUM	\$ 724,000.00	\$ 144,800.00
SUBTOTAL				\$ 872,400.00

10.00 PLANTING	QUANTITY	UNIT	UNIT PRICE	TOTAL
10.10 LANDSCAPE				
10.11 Evergreen Trees (6')	20.00	EACH	\$ 700.00	\$ 14,000.00
10.12 Shade & Ornamental Trees (2.50" cal.)	30.00	EACH	\$ 750.00	\$ 22,500.00
10.13 Shrubs	70.00	EACH	\$ 95.00	\$ 6,650.00
10.14 Perennials & Grasses	100.00	SF	\$ 6.00	\$ 600.00
10.15 Hardwood Mulch	35.00	CY	\$ 45.00	\$ 1,575.00
Contingency	20.00%	LSUM	\$ 45,325.00	\$ 9,065.00
SUBTOTAL				\$ 54,400.00

11.00 PLAYGROUND	QUANTITY	UNIT	UNIT PRICE	TOTAL
11.10 PLAYGROUND SURFACING				
11.11 Hardwood Mulch	92.00	CY	\$ 45.00	\$ 4,140.00
11.12 Geo-Textile Fabric	555.00	SY	\$ 3.55	\$ 1,970.25
11.20 PLAYGROUND STRUCTURES				
11.21 Earthscapes Log Stepper Cluster M4	2.00	LSUM	\$ 19,224.00	\$ 38,448.00
11.22 Kompan Robinia Double Bay Swing	2.00	LSUM	\$ 7,240.00	\$ 14,480.00
11.23 Kompan Jungle Dome	1.00	LSUM	\$ 72,270.00	\$ 72,270.00
11.24 Kompan Supernova	1.00	LSUM	\$ 9,830.00	\$ 9,830.00
11.26 Dynamo Mini Apollo	1.00	LSUM	\$ 25,515.00	\$ 25,515.00
11.27 Shipping and Installation	1.00	LSUM	\$ 48,162.90	\$ 48,162.90
11.30 FURNISHINGS				
11.31 Trash Recepticle	1.00	EACH	\$ 1,629.00	\$ 1,629.00
11.32 Bench	2.00	EACH	\$ 1,500.00	\$ 3,000.00
Contingency	20.00%	LSUM	\$ 219,445.15	\$ 43,889.03
SUBTOTAL				\$ 263,300.00

Figure 33: Glenn Flint Lake Campground Capital Cost Estimate Part 3 of 7



Client: Little Walnut Creek Conservancy District

Job Name: Glenn Flint Lake Campground Masterplan



Date of Plans: 1/10/2024

Date of Estimate: 1/10/2024

V3 Project: 230312

PHASE 2			
1.00	GENERAL CONDITIONS & EROSION CONTROL	\$	359,300.00
2.00	DEMOLITION AND EARTHWORK	\$	797,300.00
3.00	UTILITIES	\$	2,611,600.00
4.00	ROADS AND PATHS	\$	85,200.00
5.00	CAMPSITES	\$	961,200.00
6.00	PLANTING	\$	33,300.00
ESTIMATE TOTAL:			\$ 4,847,900.00

1.00	GENERAL CONDITIONS & EROSION CONTROL	QUANTITY	UNIT	UNIT PRICE	TOTAL
1.10	GENERAL CONDITIONS				
1.11	Contractor Bonds, Insurance & Management	6.00%	LSUM	\$ 4,488,600.00	\$ 269,316.00
1.12	Equipment Mobilization & Construction Layout	1.00	LSUM	\$ 15,000.00	\$ 15,000.00
1.20	EROSION CONTROL				
1.21	Construction Entrance (1 EA)	180.00	SY	\$ 28.00	\$ 5,040.00
1.22	Silt Fence Installation	2,624.00	LF	\$ 1.95	\$ 5,116.80
1.23	Silt Fence Removal	2,624.00	LF	\$ 1.15	\$ 3,017.60
1.24	Maintenance of Erosion Control	1.00	LSUM	\$ 2,000.00	\$ 2,000.00
Contingency		20.00%	LSUM	\$ 299,000.00	\$ 59,800.00
SUBTOTAL					\$ 359,300.00

2.00	DEMOLITION & EARTHWORK	QUANTITY	UNIT	UNIT PRICE	TOTAL
2.10	DEMOLITION				
2.11	Tree Protection Fence	2,175.00	LF	\$ 4.15	\$ 9,026.25
2.12	Clearing & Grubbing	5.910	ACRE	\$ 7,500.00	\$ 44,325.00
2.20	EARTH EXCAVATION				
2.22	Topsoil Excavation & Placement	48,635.30	CY	\$ 11.50	\$ 559,305.95
2.23	Site Grading Complete	28,609.00	SY	\$ 1.00	\$ 28,609.00
2.30	SITE GRADING				
2.31	Subgrade Proposed Green Space	84.26	SY	\$ 0.30	\$ 25.28
2.32	Fine Grade Topsoil	26,472.00	SY	\$ 0.35	\$ 9,265.20
2.33	Subgrade Proposed Flatwork	19,231.00	SF	\$ 0.65	\$ 12,500.15
2.34	Backfill Pavement & Path Perimeters	1,923.10	LF	\$ 0.75	\$ 1,442.33
Contingency		20.00%	LSUM	\$ 664,000.00	\$ 132,800.00
SUBTOTAL					\$ 797,300.00

3.00	UTILITIES	QUANTITY	UNIT	UNIT PRICE	TOTAL
3.10	WATER				
3.11	Water Service	5,388.00	LF	\$ 100.00	\$ 538,800.00
3.20	ELECTRIC				
3.21	Electrical Service	6,550.00	LF	\$ 300.00	\$ 1,965,000.00
Contingency		20.00%	LSUM	\$ 539,000.00	\$ 107,800.00
SUBTOTAL					\$ 2,611,600.00

4.00	ROADS AND PATHS	QUANTITY	UNIT	UNIT PRICE	TOTAL
4.10	ASPHALT ROAD CONSTRUCTION				
4.11	Aggregate Base Section Complete (8")	2,136.78	SY	\$ 15.00	\$ 32,051.70
4.12	HMA Binder Course (3.00")	222.58	TON	\$ 110.00	\$ 24,483.80
4.13	HMA Surface Course (1.00")	73.89	TON	\$ 165.00	\$ 12,191.85
4.14	12" RCP	40.00	LF	\$ 40.00	\$ 1,600.00
4.15	River Cobble End Section Treatment w/ Filter Fabric	4.00	CY	\$ 180.00	\$ 720.00
Contingency		20.00%	LSUM	\$ 71,000.00	\$ 14,200.00
SUBTOTAL					\$ 85,200.00

Figure 34: Glenn Flint Lake Campground Capital Cost Estimate Part 4 of 7



Client: Little Walnut Creek Conservancy District

Job Name: Glenn Flint Lake Campground Masterplan



Date of Plans: 1/10/2024

Date of Estimate: 1/10/2024

V3 Project: 230312

5.00	CAMPSITES	QUANTITY	UNIT	UNIT PRICE	TOTAL
5.10	RV SITES (50 SITES)				
5.11	Gravel Parking (18")	4,062.50	TON	\$ 55.00	\$ 223,437.50
5.12	Utility Hookups	50.00	EACH	\$ 2,000.00	\$ 100,000.00
5.13	Fire Ring	50.00	EACH	\$ 472.00	\$ 23,600.00
5.14	Picnic Table	50.00	EACH	\$ 4,000.00	\$ 200,000.00
5.20	RESTROOM AND SHOWER BUILDING				
5.21	Bathhouse Kit	1.00	EACH	\$ 250,000.00	\$ 250,000.00
5.23	Septic Tank	1.00	LSUM	\$ 4,000.00	\$ 4,000.00
	Contingency	20.00%	LSUM	\$ 801,000.00	\$ 160,200.00
				SUBTOTAL	\$ 961,200.00

6.00	PLANTING	QUANTITY	UNIT	UNIT PRICE	TOTAL
6.10	LANDSCAPE				
6.11	Shade & Ornamental Trees (2.50" cal.)	25.00	EACH	\$ 750.00	\$ 18,750.00
6.12	Shrubs	75.00	EACH	\$ 95.00	\$ 7,125.00
6.13	Hardwood Mulch	42.13	CY	\$ 45.00	\$ 1,895.85
	Contingency	20.00%	LSUM	\$ 27,770.85	\$ 5,554.17
				SUBTOTAL	\$ 33,300.00

Figure 35: Glenn Flint Lake Campground Capital Cost Estimate Part 5 of 7



Client: Little Walnut Creek Conservancy District

Job Name: Glenn Flint Lake Campground Masterplan



Date of Plans: 1/10/2024

Date of Estimate: 1/10/2024

V3 Project: 230312

PHASE 3			
1.00	GENERAL CONDITIONS & EROSION CONTROL	\$	195,700.00
2.00	DEMOLITION AND EARTHWORK	\$	188,200.00
3.00	UTILITIES	\$	656,800.00
4.00	ROADS AND PATHS	\$	140,300.00
5.00	CAMPSITES	\$	1,138,400.00
6.00	PLANTING	\$	20,000.00
6.00	ZIPLINE	\$	240,000.00
ESTIMATE TOTAL:		\$	2,579,400.00

1.00	GENERAL CONDITIONS & EROSION CONTROL	QUANTITY	UNIT	UNIT PRICE	TOTAL
1.10	GENERAL CONDITIONS				
1.11	Contractor Bonds, Insurance & Management	6.00%	LSUM	\$ 2,143,700.00	\$ 128,622.00
1.12	Equipment Mobilization & Construction Layout	1.00	LSUM	\$ 15,000.00	\$ 15,000.00
1.20	EROSION CONTROL				
1.21	Construction Entrance (1 EA)	180.00	SY	\$ 28.00	\$ 5,040.00
1.22	Silt Fence Installation	4,004.00	LF	\$ 1.95	\$ 7,807.80
1.23	Silt Fence Removal	4,004.00	LF	\$ 1.15	\$ 4,604.60
1.24	Maintenance of Erosion Control	1.00	LSUM	\$ 2,000.00	\$ 2,000.00
Contingency		20.00%	LSUM	\$ 163,000.00	\$ 32,600.00
				SUBTOTAL	\$ 195,700.00

2.00	DEMOLITION & EARTHWORK	QUANTITY	UNIT	UNIT PRICE	TOTAL
2.10	DEMOLITION				
2.11	Tree Protection Fence	4,004.00	LF	\$ 4.15	\$ 16,616.60
2.12	Clearing & Grubbing	1.080	ACRE	\$ 7,500.00	\$ 8,100.00
2.20	EARTH EXCAVATION				
2.22	Topsoil Excavation & Placement	8,857.00	CY	\$ 11.50	\$ 101,855.50
2.23	Site Grading Complete	5,210.00	SY	\$ 1.00	\$ 5,210.00
2.30	SITE GRADING				
2.31	Subgrade Proposed Green Space	25.66	SY	\$ 0.30	\$ 7.70
2.32	Fine Grade Topsoil	1,427.00	SY	\$ 0.35	\$ 499.45
2.33	Subgrade Proposed Flatwork	34,044.00	SF	\$ 0.65	\$ 22,128.60
2.34	Backfill Pavement & Path Perimeters	3,174.00	LF	\$ 0.75	\$ 2,380.50
Contingency		20.00%	LSUM	\$ 157,000.00	\$ 31,400.00
				SUBTOTAL	\$ 188,200.00

3.00	UTILITIES	QUANTITY	UNIT	UNIT PRICE	TOTAL
3.20	WATER				
3.21	Water Service	1,564.00	LF	\$ 100.00	\$ 156,400.00
3.30	ELECTRIC				
3.31	Electrical Service	1,564.00	LF	\$ 300.00	\$ 469,200.00
Contingency		20.00%	LSUM	\$ 156,000.00	\$ 31,200.00
				SUBTOTAL	\$ 656,800.00

4.00	ROADS AND PATHS	QUANTITY	UNIT	UNIT PRICE	TOTAL
4.10	ASPHALT ROAD CONSTRUCTION				
4.11	Aggregate Base Section Complete (8")	3,526.67	SY	\$ 15.00	\$ 52,900.05
4.12	HMA Binder Course (3.00")	367.36	TON	\$ 110.00	\$ 40,409.72
4.13	HMA Surface Course (1.00")	121.96	TON	\$ 165.00	\$ 20,124.04
4.14	12" RCP	60.00	LF	\$ 40.00	\$ 2,400.00
4.15	River Cobble End Section Treatment w/ Filter Fabric	6.00	CY	\$ 180.00	\$ 1,080.00
Contingency		20.00%	LSUM	\$ 117,000.00	\$ 23,400.00
				SUBTOTAL	\$ 140,300.00

Figure 36: Glenn Flint Lake Campground Capital Cost Estimate Part 6 of 7



Client: Little Walnut Creek Conservancy District

Job Name: Glenn Flint Lake Campground Masterplan



Date of Plans: 1/10/2024

Date of Estimate: 1/10/2024

V3 Project: 230312

5.00	CAMPSITES	QUANTITY	UNIT	UNIT PRICE	TOTAL
5.10	CABIN SITES (9 SITES)				
5.11	Gravel Parking (18")	125.00	TON	\$ 55.00	\$ 6,875.00
5.12	Hardwood Mulch	33.30	CY	\$ 45.00	\$ 1,498.50
5.13	Fire Ring	9.00	EACH	\$ 472.00	\$ 4,248.00
5.14	Picnic Table	9.00	EACH	\$ 4,000.00	\$ 36,000.00
5.15	Cabin Kit	9.00	EACH	\$ 100,000.00	\$ 900,000.00
	Contingency	20.00%	LSUM	\$ 949,000.00	\$ 189,800.00
				SUBTOTAL	\$ 1,138,400.00

7.00	PLANTING	QUANTITY	UNIT	UNIT PRICE	TOTAL
6.10	LANDSCAPE				
6.11	Shade & Ornamental Trees (2.50" cal.)	18.00	EACH	\$ 750.00	\$ 13,500.00
6.12	Shrubs	27.00	EACH	\$ 95.00	\$ 2,565.00
6.13	Hardwood Mulch	12.83	CY	\$ 45.00	\$ 577.35
	Contingency	20.00%	LSUM	\$ 16,642.35	\$ 3,328.47
				SUBTOTAL	\$ 20,000.00

12.00	ZIPLINE	QUANTITY	UNIT	UNIT PRICE	TOTAL
12.10	ZIPLINE				
12.11	Complete System	1.00	LSUM	\$ 200,000.00	\$ 200,000.00
	Contingency	20.00%	LSUM	\$ 200,000.00	\$ 40,000.00
				SUBTOTAL	\$ 240,000.00

Figure 37: Glenn Flint Lake Campground Capital Cost Estimate Part 7 of 7



Section 5 - Public Meeting

A public meeting was held on March 12, 2024 at the Clinton Township Volunteer Rescue and Fire Department headquarters. The meeting's intent was to provide an opportunity for interested stakeholders to learn about the project and provide feedback. Approximately 25 people attended the meeting. After hearing a presentation from the consultant team, meeting attendees were invited to provide feedback for anything they heard or for any comments they wanted to make sure were documented. Along with a PowerPoint slide show, the consultant team had 24" x 36" posters of the proposed three phases along with blank flip charts and comment cards meeting attendees could utilize for providing feedback.

The following notes were taken during the meeting:

- Who benefits from the revenue?
- Event space should be on or near the lake and not close to the road.
- The Opportunity Space should not be close to the road.
- Who will pick up trash along road from people who do not use receptacles?
- How much will taxes go up?
- Concern about road traffic and interactions with farm equipment.
- Need to ensure adequate security services are provided for the site.
- Need to ensure adequate access for emergency services to the site from existing locations.



Figure 38: Public Meeting on March 12, 2024



Section 6 - Conclusion and Next Steps

6.1 Feasibility

After reviewing all the information developed, collected, and analyzed throughout the feasibility study process, it was determined that the proposed campground would be feasible for Glenn Flint Lake. The campground met the feasibility criteria outlined in the beginning of this report:

- **Site constraints/conditions.** The proposed site is a viable and functional option for a campground with support amenities.
- **Market saturation/availability.** There is market availability for a new campground.
- **Operational costs.** The site can be operated in a manner that recovers costs.

6.2 Considerations

Based on information received, the following considerations should be included in additional studies and planning efforts for campground development:

- Multiple access points must be available to the site for ingress/egress, especially for emergency services access.
- The Opportunity Space and/or Event Space should be further analyzed to consider noise impact on adjacent neighbors.
- A management decision should be made regarding vehicular access times to the campground in an effort to mitigate any potential traffic congestion.
- An economic impact and/or tourism study should be developed in tandem with future planning efforts.

6.3 Next Steps

To move beyond the feasibility study phase, it is necessary to transition to a design phase in which more detailed site design and management decisions can be made. This phase will further refine costing as it relates to capital funding needs and will continue to fine-tune the operational pro forma. Additionally, the design phase will provide more opportunities for public and stakeholder feedback.



Section 7 - Site Imagery

7.1 Slope Analysis

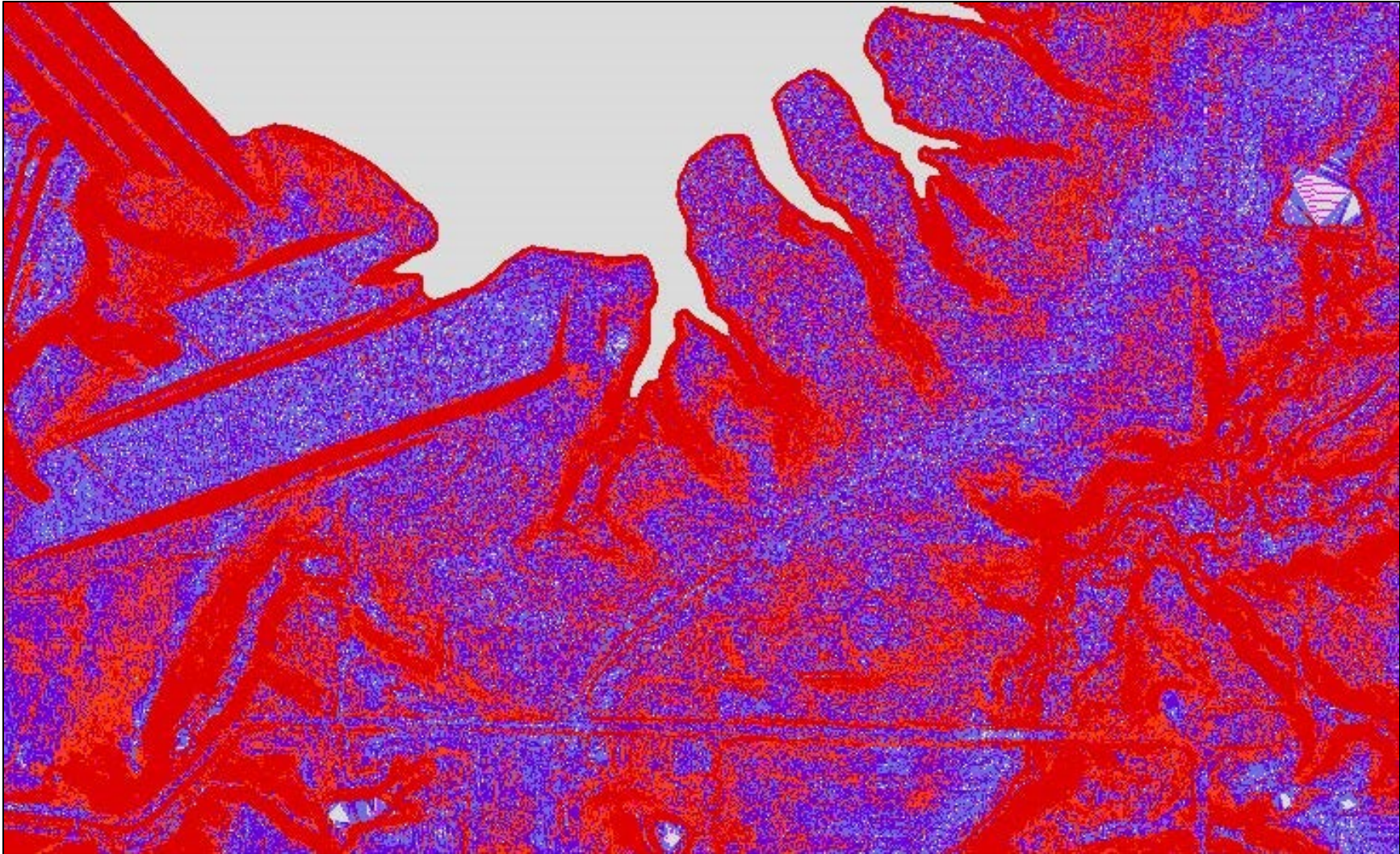


Figure 39: Glenn Flint Lake Surrounding Area Slope Analysis – Blue areas are best for campground development. Red areas are steeper and more suitable for trails and activities such as zip lines.



7.2 Layout Study



Figure 40: Glenn Flint Lake Layout Study – The open field between the spillway and woods can support 20 RV campsites. Ten tent/cabin sites could be developed at the woodland edge. There is adequate space for a boat ramp and temporary trailer parking. The existing post-frame utility building is in a good location for a campground pavilion overlooking a lake cove.



7.3 Site Plan – Phase I

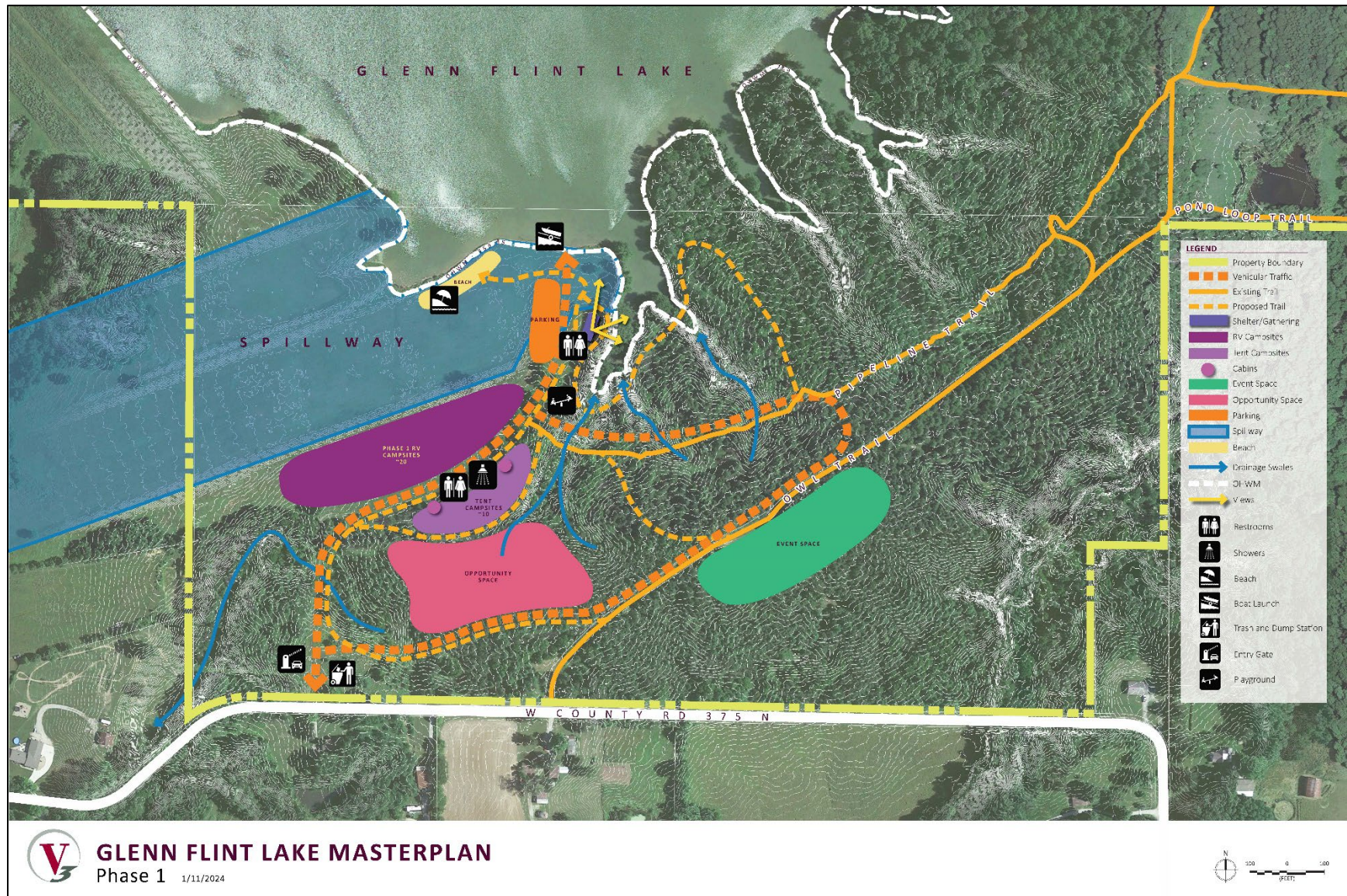


Figure 41: Glenn Flint Lake Campground Phase I



7.4 Site Plan – Phase II

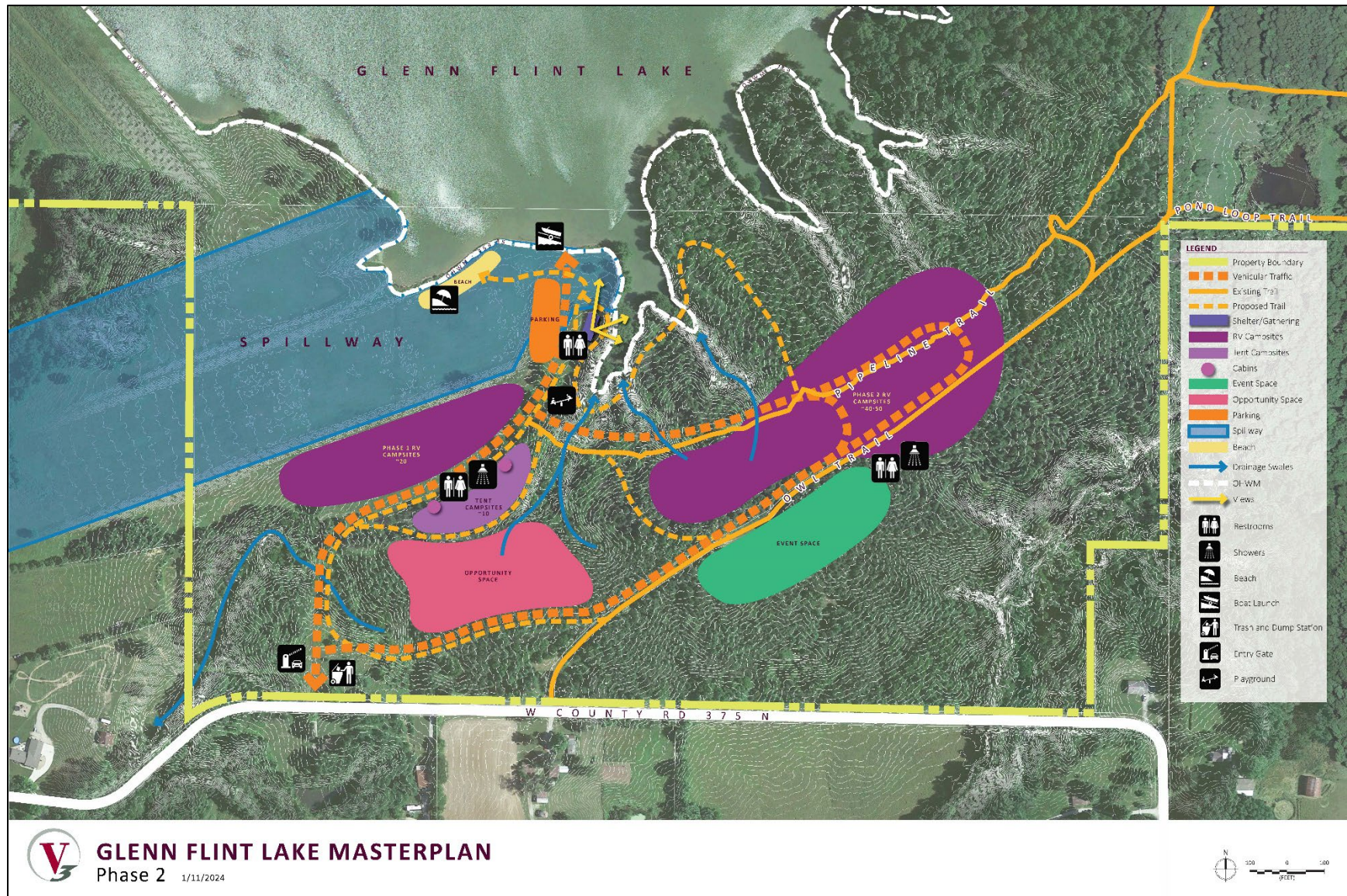


Figure 42: Glenn Flint Lake Campground Phase II



7.5 Site Plan – Phase III

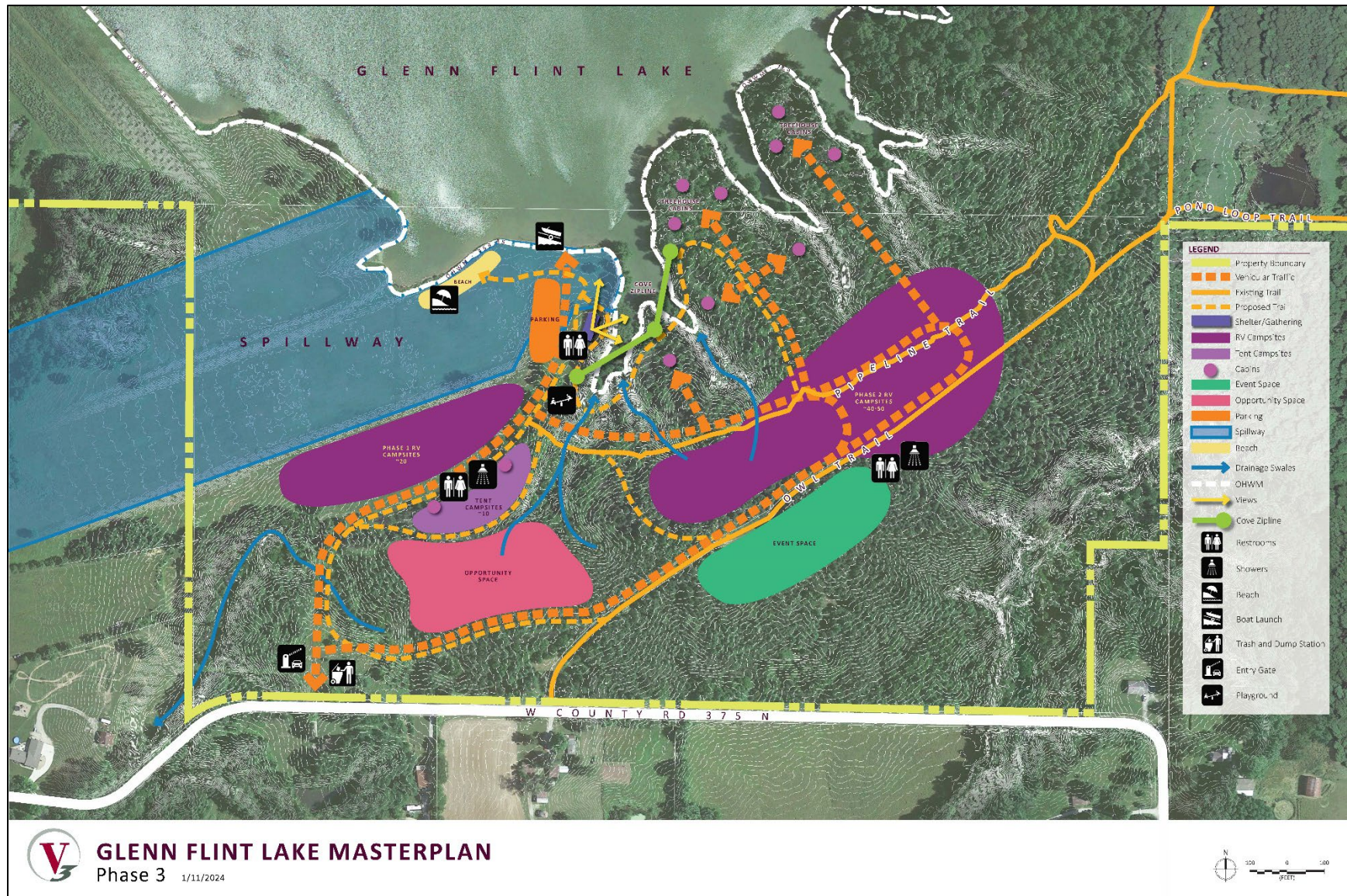
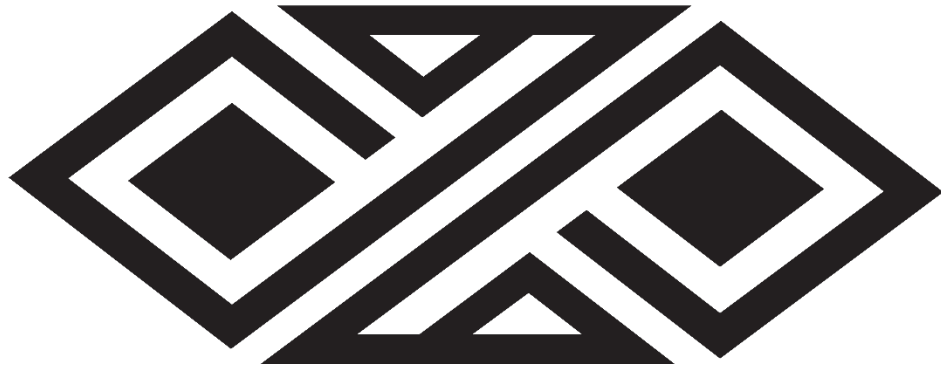


Figure 43: Glenn Flint Lake Campground Phase III



ZEC EIGHT INSIGHTS

PUBLIC SPACES, PLACES, AND PROGRAMS | CONSULTING