



General

This section provides the basic information about the park or trail and the organizations responsible for it.

Park/Trail ID # 14-010D	Funding Application 18-006F	Park/Trail Name Bertram Park
Last Update June 08, 2018		
Project Name Campground Development - Bertram Chain of Lakes Regional Park	District 4	Existing Acres or Miles 1258 Acres

Project Description

The Bertram Chain of Lakes Regional Park Master Plan calls for the development of a campground and its support facilities. The proposed improvements to the park are well defined in the master plan. In review of the implementation schedule the campground and its support facilities is the next step towards substantial completion of the master plan. This development project is a priority for the Wright County Parks and Recreation Commission and the Wright County Board of Commissioners. Over the past year Wright County has worked to develop a market analysis, a site plan, construction estimates, and detailed designs which build upon the unique elements of the park with the goal of creating a high-quality camping experience for park visitors. The campground and its amenities have been designed to be durable and efficient while minimizing operational, maintenance, and construction costs and providing lasting value. The Market study that was completed as part of the planning process provided exceptional information on trends, usage, and the demand for campground facilities in the region. As part of the planning for this development project we prepared an inventory and analysis of publicly-owned campgrounds within a 50-mile radius of Bertram Chain of Lakes Regional Park. Areas inventoried included Anoka, Benton, Carver, Isanti, McLeod, Meeker, Sherburne, Stearns, and Wright Counties. We also included facilities operated by the State of Minnesota and the Three Rivers Park District in the analysis. Our research efforts included web-based inventories, public data sources, and personal communication with camp managers and staff responsible for the overall camping programs. We asked common, open ended questions to gain additional insight on the trends in the camping industry and desired improvements by the operators of the existing facilities. The camping experiences offered throughout the search area vary widely. A total of 18 different campgrounds were included in our analysis. Total camping sites within the study include over 800 individual sites, and approximately half of those are modern sites with electrical and water service. Full hook-up sites, including sanitary sewer were harder to quantify, but represent a small portion of the total. Every campground is different in location, amenity, and size so a wide range of desired improvements were discussed by people we spoke to regarding their facilities, but a few commonalities surfaced. These common improvements include paving road systems, adding natural play areas, and strong desires to upgrade their reservation systems. These commonly planned improvements either already exist or are scheduled for the Bertram Park project. Information from our interviews with the campground managers provided some valuable insight into the trends within the camping industry. Some of the feedback we received can be synthesized as follows: • Camping units are getting larger

and more luxurious with less desire to “rough it” which suggests a higher percentage of camping sites be full service hook-ups. • Connectivity via Wi-Fi is requested by many patrons, so modern technologies should be incorporated into the planning process. • Many of the interviewers expressed that there is more interest in camping during all seasons, but this is starting from such a low participation rate that even a significant increase does not equal many additional reservations. It does suggest, however, that some allowance for off-peak and winter camping should be considered. Vacancy rates were an important consideration during our research to gauge the current market demand for the proposed Bertram Campground. Our pro forma (see attached spreadsheet) uses three unique periods with assumed vacancy rates for each. Peak Camping Season (defined as Memorial Day Weekend through Labor Day Weekend) This period consists of 15 weeks where camping in Minnesota is most desirable and vacancy rates are the lowest. Weekends are nearly full in most campgrounds (reported 0 – 3%), but weekdays still have vacancy rates reported around 65 -70%. Fringe Camping Season (includes three weeks in May and six weeks in September/October) This period consists of a total of nine (9) additional weeks where weather still allows camping to occur, but participation rates fall off. Weekends still offer significant activity, but weekdays are less likely to be reserved with regularity. Our survey efforts did not attempt to break out this fringe period. A review of the existing Wright County camping reservations system provided the necessary data. Winter Camping Season (12 weeks total) Winter camping makes up a small percentage of the total overall use in the industry. It is generally relegated to die-hard campers willing to test their mettle against the elements. For the proposed Bertram Campground, our assumption is that only tent camping and the camper cabins would be open for winter camping. Vacancy rates are expected to be 95% or more for the winter camping season. Given the significant amenities included in the proposed Bertram Park Campground, our assumption is it will command a high usage rate with little to no vacancies on weekends during the peak season and a higher than average occupancy rate during fringe camping season. This application proposes to develop spaces for 68 camping units consisting of; 56 RV Sites, including 30 sites with electric and water services, 26 full service sites, 4 full service tandem camp sites, 6 camper cabins, 6 to 8 tent sits, and one group camp area. The campground loop design calls for the construction of bituminous 14' wide road, concrete camping pads, and facilities meeting ADA compliance. Campsites will include standard infrastructure; electrical, water, and sewer hookups, shade trees, a fire ring, and a picnic table. The campground will feature ample visitor parking areas, two (2) combined shower / restroom structures, septic system, lighting, contact station and campground water supply. The group camp area will consist of a picnic shelter and tenting spaces. All components will meet all design and applicable accessibility standards. The four (4) lakes within the park are beautiful, clean, unique lakes that have been protected by the Wright County Board of Commissioners through a resolution establishing the lakes as non-motorized use only. This development project is shovel ready, as Wright County has completed design and engineering work, and will be ready to publish bid documents once funding is secured.

Project Area Maps

Location Map

http://dms.gmrptcommission.org/uploads/funding/18-006F/Bertram_location_map_campground_development_cc8f51.pdf

Site Plan

http://dms.gmrptcommission.org/uploads/funding/18-006F/bertram_site_plan_campground_development_b3c89d.pdf

Campground Design

http://dms.gmrptcommission.org/uploads/funding/18-006F/18_07-19_Bertram_Campground_Rendering_a274ea.pdf

Organization

Wright

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Funding

Development Type
Development

Acres of Park Land to be Acquired
0

New Trail Miles to be Acquired
0

Types

New Trail Miles Developed
0

Miles of Trail Restored or Improved
0

Trail head facilities developed
0

Number of trail bridges/culverts to be developed/restored
0

Number of Connecting People to the Outdoors Programs created/administered
0

Project Outcomes

Evaluation of Impact

As part of Wright County's Park and Recreation management we strive to gain input from park users through a variety of methods such as face to face surveys, online surveys and general input.

Camper registration, allows staff to evaluate the quality of camper/user experience and track the distance visitors are willing to travel. In previous years we have followed up with surveys to registered campers using e-mail addresses collected as part of the registration process. Future surveys will continue to gain information about both measurable aspects of the park facilities and user experience at the park. Effectiveness of this project will primarily be derived from the number of users benefited, but also from input surveys obtained by registered campers.

Legacy Pillars:

- Connect People and the Outdoors
- Acquire Land and Create Opportunities
- Take Care of What We Have
- Coordinate Among Providers

Connection to Pillars

As a whole Bertram Chain of Lakes Regional Park fulfills all four pillars of the Parks and Trails Legacy Plan as exemplified by:

1. Acquire Land and Create Opportunities - Between the year of 2008 and 2016 - Wright County in partnership with the City of Monticello worked feverishly to purchase all 1258 acres for the park and outdoor recreation area. This grant application does not include acquisition as the park at this time is complete. The

land base necessary to provide opportunities for the recreating public and the protection of vital resources in a fast-growing region of the State of Minnesota has been achieved with this park

2. Connecting People To The Outdoors - This grant application builds on our plans to connect people to the outdoors through a variety of active and passive programs. YMCA Day Camp Manitou currently operates within the park boundaries. This Day Camp is a partnership between Wright County and the YMCA and the summer camp runs from June through August and averages 300 youth a week. Through this partnership youth can learn, explore and play in nature. Activities such as archery, canoe/kayak skills, fishing, swimming, campfire building, outdoor cooking, arts and crafts are just a few of the opportunities that exist. We are continually looking to create additional opportunities through this partnership. For example, in 2018 we established canoe and kayak rentals, and open hours for the climbing wall and zip line for the public to use on a fee base structure. This is in addition to aquatic facilities managed by the YMCA being open to the public on weekends.

One of the core development elements in the early stages of the park planning was a campground that would allow families involved in traditional athletics such as soccer, baseball, softball and lacrosse the opportunity experience outdoor recreation such as canoe/kayak, geocaching, and hiking at one facility. To achieve this Wright County and the City of Monticello worked to develop a plan that included athletic fields, campgrounds, and nature play spaces in near proximity. This concept allows for highly active youth and families whom rush from soccer/baseball/Lacrosse/ and softball tournaments every week a place to camp, hike, picnic, fish and return to nature during the evening hours and down time between tournament games. With the initial development of the ballfields, beach, and trails we feel this concept is working. We notice teams spending time at the swimming beach, fishing pier and in other areas of the park during their longer breaks between games. Our face to face surveys have also provided assurance as families, youth and adults mention that they will be back as they enjoy the more natural features of the park. With the addition of the campground, families will be able to extend their stay and have more time connecting with the outdoors through multiple avenues in this unique park setting.

3. Coordination Among Partners - Partnerships exist between the City of Monticello and the YMCA as detailed earlier in the application. We have also created a partnership with the Monticello School District as Bertram Park is the host site of their annual Cross-Country Invite with an average attendance of nearly 1500 people and 900 runners. Another partnership is with the Minnesota Off Road Cyclists whom assist with building and maintaining just over 10 miles of mountain bike trails, which is considered a featured ride in the metro and surrounding area. The most recent partnership we are working with is with the Monticello Community Education Department as we are exploring the feasibility of establishing a Nature Based Pre-School with the goal of opening in 2019-2020 school year.

4. Taking Care of What We Have - This is a priority of the Wright County Board of Commissioners as stated in their most recently adopted Strategic Plan for the Parks and Recreation System. The strategic plan states, "Keeping existing facilities in good operating condition is a top priority. As visitor usage continues to increase, so does the age of these facilities and amenities. Funding needs for capital improvements, such as replacement of major facilities, to better manage existing facilities, funding schedules, as well as improvement schedules, have been developed and implemented through the adoption of a departmental focused park and recreation capital improvement plan".

Connection to a Regionally Substantial Component of the Master Plan

The District 4 Planning Committee for the Greater Minnesota Regional Parks and Trails Commission has identified seven (7) service gaps within the district. Four of these service gaps are identified and addressed with this funding application;

1. Development of swimming beaches and camping associated with them
2. Water trails
3. Programming
4. Bike camping

Bertram Chain of Lakes Regional Park fulfills the above-mentioned service gaps by providing four undeveloped lakes that can be used as a water trail providing an unmatched paddling experience in the region. With the development of the campground the park can be utilized as an overnight stopping point for users of the Mississippi River Trail which is a National Designated Bikeway leading from the Headwaters of the Mississippi River to the Gulf of Mexico. The campground will also support visitors looking to enjoy the serenity of the swimming beach and other facilities/activities offered in the park. Programming is another service gap identified by the District Planning Committee, with Wright Countys partnership with YMCA Day Camp Manitou we will be able to expand outdoor education and recreational programming opportunities. One such example is a family will be able to stay overnight in the park, and allow children to be involved in camp activities, from swimming to archery, the programming opportunities through this partnership are endless.

The DPC also provided nine (9) visioning/priority statements:

- 1.Youth need activity-based amenities.
- 2.The population in D4 is going to grow faster than any other area.
- 3.This District will need larger facilities that can hold a lot of amenities.
- 4.The land available for facilities will decline.
- 5.Current facilities need to be expanded and/or developed.
- 6.Master plans and implementation schedules will be needed to determine which are the highest priority facilities.
- 7.Geographic distribution of facilities (especially trails) is the key, particularly proximity to population centers.
- 8.A priority may be on large, quality facilities even if they are a little farther from population.
- 9.Amenities that attract users are more important than size.

As part of the planning process for the campground at Bertram Chain of Lakes a review of the Districts 9 priorities occurred. The idea was to incorporate as many as possible; the campground provides youth-based amenities, outdoor activities adjunct to active use areas. Development of a campground that relates to the market demands, such as larger sites and more expanded amenities. Bertram Chain of Lakes Regional Park is located next to a large and expanding population base and is the largest regional park by area in District 4.

Wright County and surrounding communities are excited about the potential to establish a much-needed park feature and the continued implementation of the Parks Master Plan.

Project Readiness

Project Lead

Marc Mattice; Director of Parks and Recreation along with team members Brad Harrington; Park and Recreation Operations Manager, and Ralph Borell; Park Maintenance Supervisor will oversee the implementation of the project. Together this team has successfully managed large acquisitions and development projects.

Wright County has also hired Loucks, a Civil Engineer and Landscape Architecture Firm, to develop the engineering documents and will continue to work with Loucks for Construction Administration, project engineering and testing to help ensure a seamless and quality project.

Implementation Timeline

Wright County is positioned to act immediately upon award starting with construction bidding and are fully prepared to have construction completed and by the end of the grant period.

Availability for Public Use

The connection between natural and active recreation areas is a strength of Bertram Chain of Lakes Regional park. This blend of uses is enhanced through the transitions between natural and active use areas, and

through planned design for user accessibility. The drawing power of the athletic park adjacent to the Regional Park will provide the opportunity to introduce new users, especially children taking part in active recreation through traditional sports to the natural world which is present throughout the park.

Bertram Chain of Lakes Regional Park is open year-round from 6:00 a.m. to Sunset, unless otherwise noted; existing facilities include:

- 1.Hiking, Mountain Biking and Cross-Country Ski Trials
- 2.Fishing Piers (3) Available from ice out to Mid-October
- 3.Water Access
- 4.Picnic Areas
- 5.Swimming Beach and Support Facilities May September
- 6.Park Chalet (Four Season Rental Facility)
- 7.Picnic Shelter May September
- 8.Camp Manitou Day Camp June August and Special Programing Throughout The Year

If funded the entire Campground and facilities will be available May October of each year, with limited winter use of camper cabins and select camping sites with limited amenities.

Design Standards

All proposed project components will meet current industry and State of Minnesota Department of Health design standards and will meet or exceed the qualifications of the certified professionals who will be signing off on the project including ADA compliant structures and accessibility standards.

Project Cost Breakdown

Project costs have been established by Loucks, a Civil Engineer and Landscape Architecture Firm with over 25 years of experience in planning. HCM Architects provided the floor plan detail and construction estimates for the comfort stations, picnic shelter, and contact station:

1. SITE PREPARATION: (\$235,000) Mobilization, Common Earthwork, Top Soil, Fine Grading, Aggregate Base.
2. BUILDINGS & STRUCTURES: (\$1,465,000) Two (2) Comfort Stations. Contact Station, Picnic Shelter, Play Area.
3. INFRASTRUCTURE: (\$615,000) Water supply and Well, Electrical Services, Sanitary Sewer Collection, Dump Station, and Septic system
4. CAMPING UNITS: (\$378,400) Campsites and Camper Cabins
5. CAMPSITE AMENITIES AND SIGNAGE (\$116,000) Tables, Fire Rings, Grills, Wayfinding and Park Signage.
6. ROADWAYS and PEDESTRIAN AREAS (\$440,000) Bituminous Roadways, Trail Connections, Concrete Surfacing for Pedestrian and ADA Requirements.
7. PLANTING/SEEDING (\$190,000); 400 Trees, Turf Seeding, Native Prairie Seeding
8. CONSTRUCTION ADMINISTRATION/ENGINEERING/STAKING/TESTING (\$150,000)
9. CONCRETE SURFACING FOR CAMPING SLITS and CABINS (\$650,000)

The budget proposed is for 100% completion of the planned design, this funding request could be modified by removal of items or scaling back of the overall build out. Wright County would be willing to discuss reductions and analyze potential phasing to the project scope based on funding.

Grant Funding Request: \$3,391,520

Eligible Local Match: \$847,880

Funding Request Breakdown

Grant Funding Request

\$3,391,520

Local Match #1

\$847,880

Funder #1

0

Local Match #2

0

Funder #2

0

Local Match #3

0

Funder #3

0

Local Match #4

0

Funder #4

0

Local Match #4

0

Funder #5

0

Non-Eligible Local Match

120250

Non-Eligible Item Description

Maintenance of the Bertram Chain of Lakes Regional Park is essential to protect the public investment, providing users with a clean, safe and enjoyable experience is a goal of the Wright County Board of Commissioners. The Wright County Parks and Recreation Department has identified a maintenance program that includes existing cost for labor and materials as well as additional expenditures once a campground is established. General maintenance activities include mowing, building care and maintenance, refuse removal, maintenance of the water, electrical and sewer infrastructure, park administration, staffing cost related to the contact station and natural resource management throughout the park. The table attached details expense and activities necessary for the operations of the park.

Total Funding

\$4,239,400

Percentage of local match

0.20

Completion Timeframe

November of 2021

Funder #1

Wright County

Funder #1 Resolutions

Wright County Board of Commissioners Funding Resolution

[http://dms.gmrptcommission.org/uploads/funding/18-006F/Funding Resolution Bertram Campground Development 8eb347.pdf](http://dms.gmrptcommission.org/uploads/funding/18-006F/Funding%20Resolution%20Bertram%20Campground%20Development%208eb347.pdf)**Funder #2**

NA

Funder #3

NA

Funder #4

NA

Funder #5

NA

Budget Worksheet

Construction Budget Bertram Campground

[http://dms.gmrptcommission.org/uploads/funding/18-006F/Bertram Campground Cost Estimates_9d42ef.xlsx](http://dms.gmrptcommission.org/uploads/funding/18-006F/Bertram_Campground_Cost_Estimates_9d42ef.xlsx)

Attachments

Doc Name	Description	Url
Project Area Map	Location Map	http://dms.gmrptcommission.org/uploads/funding/18-006F/Bertram_location_map_campground_development_cc8f51.pdf
Project Area Map	Site Plan	http://dms.gmrptcommission.org/uploads/funding/18-006F/bertram_site_plan_campground_development_b3c89d.pdf
Project Area Map	Campground Design	http://dms.gmrptcommission.org/uploads/funding/18-006F/18_07-19_Bertram_Campground_Rendering_a274ea.pdf
Budget Worksheet	Construction Budget Bertram Campground	http://dms.gmrptcommission.org/uploads/funding/18-006F/Bertram_Campground_Cost_Estimates_9d42ef.xlsx
Funder Resolution One	Wright County Board of Commissioners Funding Resolution	http://dms.gmrptcommission.org/uploads/funding/18-006F/Funding_Resolution_Bertram_Campground_Development_8eb347.pdf
Additional Attachment	Campground Pro Forma	http://dms.gmrptcommission.org/uploads/funding/18-006F/Bertram_Pro_Forma_93a059.xlsx
Additional Attachment	O & M Costs	http://dms.gmrptcommission.org/uploads/funding/18-006F/Operations_Costs_Budget_b5564c.pdf
Additional Attachment	Floor Plans For Buildings	http://dms.gmrptcommission.org/uploads/funding/18-006F/Conceptual_Building_Designs_June_2018_9400ac.pdf
Additional Attachment	Support Letter - City of Monticello	http://dms.gmrptcommission.org/uploads/funding/18-006F/Monticello_Letter_of_Support_Campground_Bertram_d577c7.pdf

Additional Attachment	Support Letter - MORC	http://dms.gmrptcommission.org/uploads/funding/18-006F/MORC Bertram Letter of Support Campgrounds_a01cea.pdf
Additional Attachment	Support Letter - YMCA	http://dms.gmrptcommission.org/uploads/funding/18-006F/Manitou Letter of Support Campground_a2c121.pdf
Additional Attachment	Letter of Support	http://dms.gmrptcommission.org/uploads/funding/18-006F/FRIENDS OF BERTRAM -CAMPGROUND LETTER -07262018_d60d63.pdf