



## General

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

<b>Park/Trail ID #</b> 15-002D	<b>Funding Application</b> 19-012F	<b>Park/Trail Name</b> Lake Brophy Park
<b>Last Update</b> June 27, 2019		
<b>Project Name</b> Lake Brophy Building	<b>District</b> 3	<b>Existing Acres or Miles</b> 1

### Project Description

The Lake Brophy County Park Visitor Center is designed to serve the many various park goers that will visit the county park throughout the year. With amenities such as a public beach, miles of mixed use trails carved through the hillside, fire pits, large playground, and acres of open space, the Lake Brophy County Park will be seeing attendance greatly increase in the near future. The project aims to create a building central to the park to support the increase in park activity, as well as integrate the building and all site amenities thoughtfully into the existing natural setting of the park. The new Visitor Center will serve as a place of respite for all attending the park or passing through along the Central Lakes Trail, whether by bicycle in the summer or snowmobile in the winter. The building will offer sunup to sundown access to a warming space and public bathrooms, and have larger event space available for rent by members of the community for family or community gatherings. The proposed building has been situated on the project site to take advantage of the site's greatest asset, its views to the south overlooking beautiful Lake Brophy. The project site is settled nicely between the lake and the trail to the south, and the rolling hills of the park to the north. The building's entry walk and lobby space have been laid out to frame views to the lake, as a portal through the building from parking lot toward the lake shore. Views are also prevalent from the Community Room rental space, as well as the large and small covered patio areas. The project was laid out in the 2015 master plan as the number 1 priority and labeled as Section A. Found on page 6.3. Because of cost of construction and the unknown of where amenities get placed we went forward with phase 2 as labeled in Section A found on page 6.3 (Beach, playground, entrance roads, utilities). That allowed us to pin point the ideal setting of the building and keep the cost of the project down by doing the infrastructure ahead of time. The cost estimates in the 2015 master plan were higher than the current project and now 4 years old. Our county board wanted to get a better handle on the costs we would be looking at today, so we hired an architect to drill down on the project with public input and give us concrete numbers to use.

### Project Area Maps

#### Building Plans

[http://dms.gmrptcommission.org/uploads/funding/19-012F/SD\\_11x17\\_Landscape\\_190625\\_Final\\_d0a855.pdf](http://dms.gmrptcommission.org/uploads/funding/19-012F/SD_11x17_Landscape_190625_Final_d0a855.pdf)

#### County Wide map

[http://dms.gmrptcommission.org/uploads/funding/19-012F/LakeBrophyMap\\_9cb7e8.pdf](http://dms.gmrptcommission.org/uploads/funding/19-012F/LakeBrophyMap_9cb7e8.pdf)

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Park Property Lines

[http://dms.gmrptcommission.org/uploads/funding/19-012F/PF Lake Brophy Map\\_c1e996.pdf](http://dms.gmrptcommission.org/uploads/funding/19-012F/PF_Lake_Brophy_Map_c1e996.pdf)

Project Area Map

[http://dms.gmrptcommission.org/uploads/funding/19-012F/Brophy Project Map\\_f49a41.jpg](http://dms.gmrptcommission.org/uploads/funding/19-012F/Brophy_Project_Map_f49a41.jpg)

<b>Organization</b> Douglas County	<b>Lead Contact Full Name</b> Brad	<b>Lead Contact Title</b> Bonk
<b>Mailing Address</b> PO box 398	<b>City</b> Alexandria	<b>State</b> Minnesota
<b>Zip</b> 56308	<b>Phone</b> 320-762-2966	<b>Email</b> bradbo@co.douglas.mn.us

## Funding

<b>Development Type</b> Development	<b>Acres of Park Land to be Acquired</b> 0
<b>New Trail Miles to be Acquired</b> 0	<b>Types</b>
<b>New Trail Miles Developed</b> 0	<b>Miles of Trail Restored or Improved</b> 0
<b>Trail head facilities developed</b> 1	<b>Number of trail bridges/culverts to be developed/restored</b> 0
<b>Number of Connecting People to the Outdoors Programs created/administered</b> 10	

## Project Outcomes

### Evaluation of Impact

Lake Brophy County Park is perfectly situated 3 miles from Alexandria, on the Central Lakes State Bike trail and on Lake Brophy which is connected via water route to the Alexandria Chain of Lakes and the Long Prairie State Water Trail. Lake Brophy County park has seen a significant increase in visitors with the new amenities added in recent years (Mountain bike trails, Walking/hiking trails, swimming beach, fishing piers, kayak/canoe launch, playground, fire pits, Groomed Sledding hill, Groomed Cross Country Ski trails, Groomed winter Fat tire trails, and an Ice Skating trail). With the mix of amenities and location the park need has arrived for a 4-season park building that can host large community gatherings. Currently the Rotary club of Alexandria and Douglas County Parks are working on a music in the park series, The Minnesota High School Mountain Bike League is working with us to become a host site to one of their 7 state races (we are told to expect 5,000 visitors and 1,100 cars that weekend, with a \$600,000 economic impact in the area), Smaller athletic running, walking, biking, swimming, Stand Up Paddle Boarding, canoe/kayak, fishing events, as well as the chance for outdoor education with Alexandria Public Schools, Prairie Woods Environmental Learning Center, as well as a gathering space for local clubs like Lake Associations, Audubon Society, Master Gardener Clubs, 4h, Boy Scouts/Girl Scouts. The building would serve as a trail head and access for the Central lakes State Bike Trail, the Long Prairie State water trail in the summer, In the winter the site has

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been designed for Snowmobile trailer parking and access to the Central Lakes State Trail as well as our local DATA trails that will use the park as the central hub for the local trail system. The building would serve as warming shelter in winter to allow visitors a little break from the elements. The building would become the starting point to outdoor recreation in the Alexandria Lakes Area.

The impact would be significant economically for the area as well as in the development of park users. With the breadth of programming the number of people from different backgrounds that would recreate outdoors at Brophy Park would be significant.

### **Legacy Pillars:**

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

### **Connection to Pillars**

#### Connecting People to the Outdoors

A 4 season Park Building at Lake Brophy County Park would serve as the focal point of Outdoor Recreation for the Alexandria Lakes Area. The park boast access to 9,000 plus feet of Lake shore on two different lakes, a Swimming beach, fishing pier, canoe/kayak launch, fire pits, large playground, 5.5 miles of mountain bike trail, 3.5 miles of hiking trail, parking and access to the Central Lakes State Bike trail, groomed sledding hills, groomed cross country ski trails, access and designated parking to the Central Lakes State groomed snowmobile trail. Not only is the park being used daily for recreation by locals and visitors to Alexandria (3rd most visited place in MN as described by explore MN) but with all these activities the potential for events is high. Proposed events are music in the park, High School Mountain bike race series, and various run, walk, bike, swim, paddle events using the amenities that we have to offer.

#### Acquire Land and Create Opportunities

Various programming opportunities would arrive with a 4-season shelter. The ability to program outdoor education with a partner like Alexandria Schools, or Prairie woods environmental learning center. The ability to program outdoor recreation year-round would include running, walking, biking, SUP, swimming, fat tire biking, cross county ski, snowshoe, and sledding.

#### Take Care of what we have

The project would take care of what we have by providing shelter to current park users. We currently dont have anything for users of all the amenities to take cover in case of a storm or emergency, or to use as a programming base.

#### Coordinate Among Partners

This project would provide trail head location along the Central Lakes State Trail (summertime biking, wintertime snowmobiling) providing users with bathrooms, water, warming area in winter, shelter from the sun in the summer, tables and chairs, as well as a bike fix it station. We would also be providing the only in the Alexandria lakes are and along the Long Prairie State Water Trail an ADA canoe/kayak launch. Located on Brophy park with connection via the Long Prairie River downstream to lakes Union, Stoney, Taylor, Cowdry, Darlene, Carlos, Le Homme Dieu, Geneva, Victoria, and Jessie. Upstream it is navigable to Louis Charley, Ida, and Miltona.

### **Connection to a Regionally Substantial Component of the Master Plan**

In our 2015 we have laid out the implementation of a Visitor Center as the number 1 priority and labeled as

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Section A. Found on page 6.3. We moved forward with the funding for the amenities for the park to create the need for a visitor center and thus why it is being done last. The cost estimates in the 2015 master plan are now 4 years old. Our county board wanted to get a better handle on the costs we would be looking at today, so we hired an architect to drill down on the project with public input to give us concrete numbers to use.

## Project Readiness

### Project Lead

Douglas County will be the lead on the project. Brad Bonk Park Superintendent as well as Dave Robley County Engineer would oversee the project.

### Implementation Timeline

If awarded the grant Douglas County would start in the summer of 2020 with construction drawings, go to bid in the late in the year 2020 or early 2021, with construction to start in the spring of 2021 and be completed by the fall of 2021.

### Availability for Public Use

The Building would be open 365 days a year 8am to 10pm.

### Design Standards

Building would be built to meet current ADA standards. The park is home to the areas only ADA canoe/kayak launch, the largest ada playground, and ada fishing piers as well as ADA access to the Central Lakes State Bike Trail.

### Project Cost Breakdown

The projected costs for the project is \$2,111,918. Douglas County is proposing to split all costs 50/50 with the commission. The project would complete Lake Brophy County Park. This would be one of the first projects that the commission has been on from start to finish. Multiple funding sources have been used on the park, private and public. While we don't foresee this being the last investment made by Douglas County we do feel this is the last investment needed from the commission to complete the large scale projects in the park.

The investment in a park building would give the park a central point to start your adventure but it would also be a gathering place for the community for events (running, biking, swimming, SUP, Canoe/Kayak, Music, fundraisers), family reunions, weddings, bday parties, and space to accommodate the up and coming idea or event. Because of the parks location to Alexandria, interstate 94 and the Lakes Area it is heavily visited by not only Minnesota residents but residents of the Upper Mid West.

## Funding Request Breakdown

### Grant Funding Request

\$930,747

#### Local Match #1

\$1,055,959

#### 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

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**Non-Eligible Local Match**

250425

**Non-Eligible Item Description**

Construction Contingency

**Total Funding**

\$1,986,706

**Percentage of local match**

0.53

**Completion Timeframe**

Fall 2021

**Funder #1**

Douglas County

**Funder #1 Resolutions**

Lake Brophy Resolution

[http://dms.gmrptcommission.org/uploads/funding/19-012F/Brophy Resolution\\_5029d8.pdf](http://dms.gmrptcommission.org/uploads/funding/19-012F/Brophy Resolution_5029d8.pdf)**Funder #2**

NA

**Funder #3**

NA

**Funder #4**

NA

**Funder #5**

NA

**Budget Worksheet**

Budget Template

[http://dms.gmrptcommission.org/uploads/funding/19-012F/ProjectBudgetTemplate\\_292b49.xlsx](http://dms.gmrptcommission.org/uploads/funding/19-012F/ProjectBudgetTemplate_292b49.xlsx)**Appraisal**

JLG Architects Project cost estimate last page

[http://dms.gmrptcommission.org/uploads/funding/19-012F/SD\\_11x17\\_Landscape\\_190625\\_Final\\_ecc145.pdf](http://dms.gmrptcommission.org/uploads/funding/19-012F/SD_11x17_Landscape_190625_Final_ecc145.pdf)

## Attachments

Doc Name	Description	Url
Additional Attachment	Building Plan and Budget	<a href="http://dms.gmrptcommission.org/uploads/funding/19-012F/SD_11x17_Landscape_190625_Final_61319b.pdf">http://dms.gmrptcommission.org/uploads/funding/19-012F/SD_11x17_Landscape_190625_Final_61319b.pdf</a>

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Additional Attachment		<a href="http://dms.gmrptcommission.org/uploads/funding/19-012F/">http://dms.gmrptcommission.org/uploads/funding/19-012F/</a>
Project Area Map	Building Plans	<a href="http://dms.gmrptcommission.org/uploads/funding/19-012F/SD_11x17_Landscape_190625_Final_d0a855.pdf">http://dms.gmrptcommission.org/uploads/funding/19-012F/SD_11x17_Landscape_190625_Final_d0a855.pdf</a>
Additional Attachment	SUPathalon showing water connectivity	<a href="http://dms.gmrptcommission.org/uploads/funding/19-012F/2020LENA - 4.2 mi Course_fba473.jpg">http://dms.gmrptcommission.org/uploads/funding/19-012F/2020LENA - 4.2 mi Course_fba473.jpg</a>
Additional Attachment		<a href="http://dms.gmrptcommission.org/uploads/funding/19-012F/">http://dms.gmrptcommission.org/uploads/funding/19-012F/</a>
Funder Resolution One	Lake Brophy Resolution	<a href="http://dms.gmrptcommission.org/uploads/funding/19-012F/Brophy_Resolution_5029d8.pdf">http://dms.gmrptcommission.org/uploads/funding/19-012F/Brophy_Resolution_5029d8.pdf</a>
Project Area Map	County Wide map	<a href="http://dms.gmrptcommission.org/uploads/funding/19-012F/LakeBrophyMap_9cb7e8.pdf">http://dms.gmrptcommission.org/uploads/funding/19-012F/LakeBrophyMap_9cb7e8.pdf</a>
Project Area Map	Park Property Lines	<a href="http://dms.gmrptcommission.org/uploads/funding/19-012F/PF_LakeBrophy_Map_c1e996.pdf">http://dms.gmrptcommission.org/uploads/funding/19-012F/PF_LakeBrophy_Map_c1e996.pdf</a>
Project Area Map	Project Area Map	<a href="http://dms.gmrptcommission.org/uploads/funding/19-012F/Brophy_Project_Map_f49a41.jpg">http://dms.gmrptcommission.org/uploads/funding/19-012F/Brophy_Project_Map_f49a41.jpg</a>
Budget Worksheet	Budget Template	<a href="http://dms.gmrptcommission.org/uploads/funding/19-012F/ProjectBudgetTemplate_292b49.xlsx">http://dms.gmrptcommission.org/uploads/funding/19-012F/ProjectBudgetTemplate_292b49.xlsx</a>
Appraisal	JLG Architects Project cost estimate last page	<a href="http://dms.gmrptcommission.org/uploads/funding/19-012F/SD_11x17_Landscape_190625_Final_ecc145.pdf">http://dms.gmrptcommission.org/uploads/funding/19-012F/SD_11x17_Landscape_190625_Final_ecc145.pdf</a>