

Contract No. 003-041
"Drayton Campground"
 Submitted by Drayton Park Board
 Principal Investigator: Ross Lambert
 Directive D

PARTICIPANTS

Sponsor	Cost Share
Unknown	\$170,000
Drayton Park Board (Revised)	<u>\$148,758</u> -\$149,103
Subtotal Cash Cost Share	\$ 318,758 -\$149,103
Enbridge Pipeline	<u>\$ 9,275</u>
Subtotal In-kind Cost Share	\$ 9,275
North Dakota Industrial Commission (Contract 003-041)	\$125,000
North Dakota Industrial Commission (Contract 004-057)	<u>\$180,000</u>
Subtotal OHF Funding	\$ <u>305,000</u>
 Total Project Cost	 \$ 453,033 - \$ 463,378

Project Schedule – 12 months	Project Deliverables:
Contract Date – 12/26/2014	Status Report: March 1, 2015 ✓
Start Date –	Status Report: June 1, 2015 ✓
Completion Date – 12/1/2015	Final Report: December 1, 2015

OBJECTIVE/STATEMENT OF WORK:

The objective of this proposal is to develop a 70-site recreational use campground. The project will preserve the existing natural vegetation that would otherwise be converted to tillable acres at the end of 2015. Additional trees will be planted for shade and aesthetics. The campground will provide a scenic and natural lodging place and central location for visitors to access the many existing nature and recreational opportunities that Pembina County has to offer.

STATUS:

The applicant had requested a total of \$295,000. The Commission awarded \$125,000 with the stipulation that the funding only be used for site work and the installation of water and sewer. The contract has been signed.

The applicant subsequently came back to the Outdoor Heritage Fund seeking additional funding during Grant Round 4.

Note: This Contract 003-041 should be considered along with Contract 004-057. The overall objective of these two contracts is for the development of a 70-site recreational use campground. This particular contract will fund \$125,000 to be used only for site work and the installation of water and sewer while contract 004-057 can only be used for site development and electrical hookups.

5/09/15 - Status Report received. Progress on the Drayton Campground Project is proceeding on time and as planned. A Line of Credit for this project has been set up at KodaBank of Drayton, ND. The land that this project is to be completed on has been purchased by the Drayton Park District from Steve

Simons for the purchase price of \$120,000.00. After some delays in clearing up CRP contract issues with the USDA office in Cavalier, ND, the official date of the purchase was December 31, 2014. The funds for this portion of the project were the result of a donation to the Drayton Park District from American Crystal Sugar for \$110,000.00 and a draw from the Line of Credit at KodaBank in Drayton, ND for the amount of \$10,000.

Other progress on this project has been limited to the purchase of some electrical components that were due for a substantial increase in cost. Items purchased were electrical wiring from Ryan Electric for the down payment of \$25,000.00. These items are currently being stored in a local warehouse until the ground warms up and installation of the wiring can commence. Since these expenses were not covered under this contract the costs of these items are listed under the "matching funds" column and the money for these items came out of the Line of Credit at Kodabank.

As soon as the snow is gone and the ground warms up, the campground areas will be mowed and surveyed for the most efficient placement of the campsites, roads, bath house, and underground components of the water, sewer and electrical lines. Also the permit process has begun with Burlington Northern Railroad for the installation of the railroad crossing to be installed along Hwy 44 to the east of the campground. Construction of the roads and sites are scheduled for May 15, 2015 weather permitting. This project is still on track for a completion date of September 1, 2015.

6/21/15 - Status Report received. Progress on the Drayton Park Campground is proceeding mostly on time as planned, except for the occurrence of torrential rains in late May that prohibited any work being done for about a three week period. As of June 1st 2015, the individual electrical components for each campsite have been installed and wired to a central point in the campground. Site work is progressing as the road on the north edge of the site has been built up to allow trucks to bring in supplies. About ½ of the sites have been built up to a manageable level and are ready for water and sewer to be installed. Because of the torrential rains, we have decided to overlay all of the roads and campsites with fabric underneath the gravel to allow water to pass through, but still allow the ground to be firm even in the wettest weather. This fabric is an added cost to the in-kind funding that we will be responsible for. That expense will be incurred in the late part of July.

Progress on the Bathhouse is proceeding on time. The ground has been built up to a level of 801 ft. (above sea level) which is required for all building in the City of Drayton. The forms for the foundation are in place and the water and sewer pipes are being installed this week. The concrete will be poured this week and the rest of the building will proceed in the first week of July.

The rest of the water and sewer installation should start right after the Fourth of July. This is a little later than expected but the rains that we have had made it harder to get good soil to build the sites up. Weather has been much more favorable the past two weeks and that is helping. The installation of the railroad crossing is still involved in the permitting process and should start late July.

Picnic tables and fire rings are the next thing on the timeline, and they will be ordered just after the Fourth of July and assembled after delivery. This entire project is still on track for a completion date of September 1, 2015.

10/12/2015 - Final Report received. **This report is similar to the report for Contract 004-057.**

Work on the project has been proceeding according to plan except for a few unexpected expenses. This project is complete as of September 1, 2015 and the park was open for camping on that date. As of this date, October 7, 2015, there are 58 sites that are occupied and bringing in revenue.

In early July the rains finally quit for a couple of weeks and we were able to build up the rest of the sites and proceed with the water and sewer installation. Walsh County Water installed the main line on the campground while at the same time Twamley Construction was installing the water and sewer to each of the 70 sites. These projects were completed around August 10, 2015. The Bath House progressed nicely and was also able to be used by September 1, 2015.

We did have some issues with Otter Tail Power Company as they did not honor their word to install the needed electrical service free of cost as per the letter that was received from them. Their reasoning was that they thought that they were installing single phase power. Ever since the beginning of the project, they were told that we needed three phase power for this project. I'm not sure where the problem lies with them yet, but the end result is that we have to pay approximately \$28,000 for the installation and we have to also now pay for the trenching of the wire, which came to \$5,585 to dig the wire in and another \$1,260 to cover the wire up again. It is interesting that they made this change in their decision after all the work was done and we had no other choice but to have them go ahead with it. The power was trenched from the same point whether it was single phase or three phase.

All in all, this project went well. We were able to keep the existing trees and the new RV Park looks very nice. Some of the things that we will be doing in the coming years are to add a playground to this site as well as planting native grasses and even more trees. If any of you are in the Drayton area, I would invite you to come and see the end result of this project. (Pictures of the park are posted on the website.)

This project is now done as it relates to Outdoor Heritage Fund dollars.

Updated 10/13/2015