



# Montana State Parks & Recreation Board

## Agenda Item Cover Sheet

THE **OUTSIDE** IS IN US ALL.

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**Meeting Date:** March 3, 2022

**Agenda Item:** Somers Beach Interim Development Project, Increased Costs

**Time Needed on Agenda:** 10 Minutes

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**Background:** In October 2021, Fish Wildlife & Parks (FWP) acquired the 106-acre Somers Beach on the northwest shore of Flathead Lake for inclusion into Montana's state park system. A long-term vision & development plan for the park will be determined through extensive scoping & public involvement as the site is suitable for a variety of recreational offerings & amenities, such as trails, hand-launch boat access, picnic tables, restrooms, etc. FWP is currently designing this planning process, which is expected to take most of this year. In the meantime, there is a need for basic visitor amenities to facilitate public use. These interim amenities are intended to meet basic public safety & sanitation needs, delineate state park boundaries, & provide visitor information. Specifically, these amenities include parking, portable toilets, trash receptacles, information & regulatory signage, boundary markers & trails to provide non-motorized access to the park.

In May 2021, the board approved an initial cost estimate of \$100,000 for interim development efforts at Somers Beach. However, more recent cost estimates from our Design & Construction Bureau are \$175,000. Given increased construction & development costs FWP is experiencing across-the-board, it is recommended the board increase its approval for interim development costs at Somers Beach to \$200,000.

**Public Involvement Process:** The board took public comment at its meeting in May 2021 when it approved \$100,000 for interim development costs at Somers Beach. Since then, FWP conducted an environmental assessment for the interim amenities, which included a public hearing on Oct. 21, 2021, & a 30-day public comment period between Oct. 7 & Nov. 6, 2021. In December 2021, FWP issued a final decision notice that it would develop the interim visitor amenities on the northwest portion of Somers Beach State Park. FWP will continue to engage the public in its long-term planning process at Somers Beach over the coming year.

**Alternatives & Analysis:**

**Alternative A: No Action** - FWP would run short of funding needed to develop interim visitor amenities at Somers Beach State Park. FWP would have to determine whether to prioritize certain interim amenities or wait until a formal, long-term vision & development process has been completed for the park. Under the latter scenario, parking would likely occur along Somers Road & pedestrian access would occur randomly along the road. FWP staff would patrol the park for litter, but a pack-in, pack-out policy would be in place during the interim. FWP staff would be routinely present to inform visitors of user regulations.

**Alternative B: Proposed Action** - FWP would have the increased spending authority & develop all of the interim visitor amenities described in its interim amenity decision notice. The access road & parking lot would be developed using geotextile fabric & crushed gravel that could be removed or relocated, & vegetation reestablished, once a final location is determined.

**Agency Recommendation & Rationale:** FWP recommends Alternative B. Approval of the revised cost estimate to allow for the full suite of interim amenities to be developed.

**Proposed Motion:** I move the Parks & Recreation Board increase the approved amount of interim amenity development at Somers Beach State Park from \$100,000 to \$200,000.

**Somers Beach Interim Parking  
Preliminary Construction Cost Estimate**

Prepared by Montana FWP - Design & Construction  
12/1/2021

**Engineer's  
Estimate**

**Base Bid**

Item #	Bid Item	Quantity	Unit	Unit Cost	Total Cost
1	Mobilization/Demobilization/BMP	1	LPSM		\$ 2,500.00
2	Excavation and Embankment	1	LPSM		\$ 8,000.00
3	Geotextile Separation Fabric	4564	SY	\$ 5.00	\$ 22,820.00
4	3" Minus Subbase Course - 6" Lift	4564	SY	\$ 7.00	\$ 31,948.00
5	3/4" Minus Base Course - 4" Lift	4442	SY	\$ 7.50	\$ 33,315.00
6	12" HDPE Culvert w/ Galvanized FETS	30	LF	\$ 58.50	\$ 1,755.00
7	Precast Concrete Wheel Stop	48	EACH	\$ 110.00	\$ 5,280.00
8	Barrier Rock	0	EACH	\$ 75.00	\$ -
9	Single Post Sign Installation (FWP Supplied Panels)	2	EACH	\$ 150.00	\$ 300.00
10	Double Post Sign Installation (FWP Supplied Panels)	4	EACH	\$ 250.00	\$ 1,000.00
11	Steel Pipe Security Gate	1	EACH	\$ 8,500.00	\$ 8,500.00
12	Administrative Access Steel Panel Gate	1	EACH	\$ 1,000.00	\$ 1,000.00
13	4 Wire Fence	1200	LF	\$ 2.10	\$ 2,520.00
14	Pedestrian Turnstile	1	EACH	\$ 300.00	\$ 300.00
15	Revegetation	1	LPSM	\$ 1,500.00	\$ 1,500.00
16	Information Kiosk	1	LPSM	\$ 5,000.00	\$ 5,000.00
<b>TOTAL ESTIMATED BASE BID</b>					<b>\$ 125,738.00</b>

1	FWP Supplied Signs	11	EACH	\$ 25.00	\$ 275.00
2	Cultural Resource Inventory		Lump Sum		\$ 2,000.00
3	Design Consultant Fee (12% Construction Cost)		Lump Sum		\$ 16,660.00
4	Construction Administration Fee (3% Construction Cost)		Lump Sum		\$ 3,772.14
5	Printing, Advertising, Permits, Testing, & Incidentals		Lump Sum		\$ 1,000.00
6	20% Contingency				\$ 25,147.60
<b>TOTAL ESTIMATED MISCELLANEOUS ITEMS COST</b>					<b>\$ 48,854.74</b>

<b>TOTAL ESTIMATED PROJECT COST</b>					<b>\$ 174,592.74</b>
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