



Development Program 1971-75



LONG RANGE DEVELOPMENT PROGRAM - SECOND 5 YEARS -- 1971-1975 (inc.) (Rounded to nearest \$1,000)

	Item Cost	Sub- Total	5-Year Total
Concession Elements			
(50% of all elements except as shown otherwise) (all figures to nearest thousand)			
Lodge -- 80 units @ 400 s.f., restaurant and pool	\$956,000		
Cabin loops -- 70 units @ 600 s.f.	672,000		
Tent cabins -- 75 units @ 120 s.f.	130,000		
Marina inc. launch ramp & parking, 75 boats.	31,000		
Floot Plane Dome inc. parking -- 6 planes	6,000		
Swim beach -- 5,000 s.y., including parking, bathhouse - refreshment building.	21,000		
Riding concession.	15,000		
Grocery Store with parking (100%) -- 2,000 s.f.	68,000		
9 holes of golf course with Club and Storage building (100%)	313,000		
Gas Station (100%)	15,000		
Red Shirt Marina inc. boat launch and parking -- 50 boats	16,000		
Access roads (100%) -- 7,900 l.f.	71,000		
		2,314,000	
Camp Grounds			
Complete Lynx Lake No. 1 -- 145 units	158,000		
Red Shirt Na. 3 -- 135 units.	105,000		
Red Shirt No. 2, Lakeside loop only -- 275 units	314,000		
		577,000	
Picnic Grounds			
Complete Milo Lakes -- 70 units	56,000		
Frazer Lake -- 370 units	275,000		
Buckley Lakes -- 200 units	137,000		
Phoebe Lake -- 340 units	254,000		
		722,000	

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Main Road and Trail Extensions

West leg of loop -- Red Shirt Campground No. 1 to Phoebe Lake Picnic Ground -- 9,000 l.f.	90,000	
Primary Electrical -- 9,000 l.f.	72,000	
East leg of Loop -- Lynx Lake Campground No. 1 to Lynx Lake Campground No. 2 Buckley Lakes Picnic Ground -- 15,000 l.f.	150,000	
Primary Electrical -- 15,000 l.f.	120,000	
Red Shirt Complex leg complete -- e.g., from junction with loop to Viewpoint Parking Area and Viewpoint Area trails -- 12,600 l.f.	126,000	
Primary Electrical -- 12,600 l.f.	101,000	
Secondary access road to Red Shirt Marina -- 1,800 l.f.	16,000	
Secondary access road to Red Shirt Campground No. 3 -- 1,400 l.f.	13,000	
50% of balance of foot-horse and canoe trail -- 4/14ths	60,000	
Surfacing all roads constructed through 1974	767,000	
		1,515,000

Other

Entronnce station -- 100 s.f.	3,000	
Visitors Center -- 1,000 s.f.	32,000	
1 Residence -- 1,250 s.f.	34,000	
Shop -- garage maintenance building, 5,000 s.f.	70,000	
Access road to one Group Camp plus 50% of Group Camp Troils	21,000	
		160,000

Land Acquisition

Tracts -- Redshirt Area - 5, 10, 11, 12, 13, 37, 38, 40, 41, 42, 43, 44	72,490	
Nancy Lake Area - 51, 52, 53, 54, 55, 56, 57, 58, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69	66,272	
Lynx Lake - Buckley Lakes Area - 17, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 and one unnumbered improvement.	152,288	
		291,000

5,579,000

Plus annual canstruction cost increment -- 5% 279,000

Total cost - Second 5 Year Development Program -- \$5,858,000

LONG RANGE DEVELOPMENT PROGRAM - 3RD AND FINAL 5 YEARS - 1976-1980 (inc.)
(Rounded to nearest \$1,000)

	Item Cost	Sub- Total	5 Year Total
Concession Elements -- All remaining portion			
Lodge	\$ 956,000		
Cabin loops - 70 units @600 s.f.	672,000		
Tent cabins - 75 units @120	123,000		
Marina - 75 boats	14,000		
Float Plane Drome	6,000		
Swim Beach	21,000		
Riding Concession	15,000		
9 holes of Golf Course	270,000		
Red Shirt Marina - 50 boats	9,000		
Red Shirt Cabins - 34 @600 s.f.	430,000		
Winter Sports Complex including summer-winter refreshment bldg. - 1,800 s.f.	84,000		
		2,600,000	
Camp Grounds			
Red Shirt No. 2 - complete streamside (southerly) loops - 190 units	170,000		
Butterfly Lake - 270 units	275,000		
Lynx Lake No. 2 - 90 units	108,000		
		553,000	
Picnic Grounds			
Heart Lake - 495 units	366,000		
Skeetna Lake - 405 units	278,000		
		644,000	

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Main Road and Trail Extensions

Connect remaining leg of loop Phoebe Lake Picnic Ground to Lynx Lake Campground No. 2 - Buckley Lakes Picnic Ground - 12,000 l.f. . . .	120,000
Primary Electrical - 12,000 l.f.	96,000
Little Susitna Spur Road - Main loop to Little Susitna River including canoe-roft takeout - 11,400 l.f.	120,000
Primary Electrical to Skeetna Lake Picnic Ground - 8,700 l.f.	71,000
Surfacing balance of all roads and parking areas constructed	308,000
Trail - remaining balance - 4/14ths	60,000

775,000

Land Acquisition

Tracts: Nancy Lake Area - 1	4,600
Red Shirt Area - 2, 3, 4, 6, 7, 8, 9, 39, 48, 49, 50	48,545
Butterfly-Skeetna Area - 14, 15, 16, 18, 19, 22	66,461
Big Noluck Lake - 21	280

120,000

Other

2 Main area residences, 1 Red Shirt residence	102,000
Main shop, garage, maintenance building - 5,000 s.f. plus satellite garage-shop Red Shirt - 1,000 s.f.	84,000
Access road to second Group Camp plus 50% of Group Camp Trails	41,000

227,000

\$4,919,000

Plus annual construction cost increment - 10% 492,000

Total cost - second five year development program 5,411,000

GRAND TOTAL COST 14,021,000