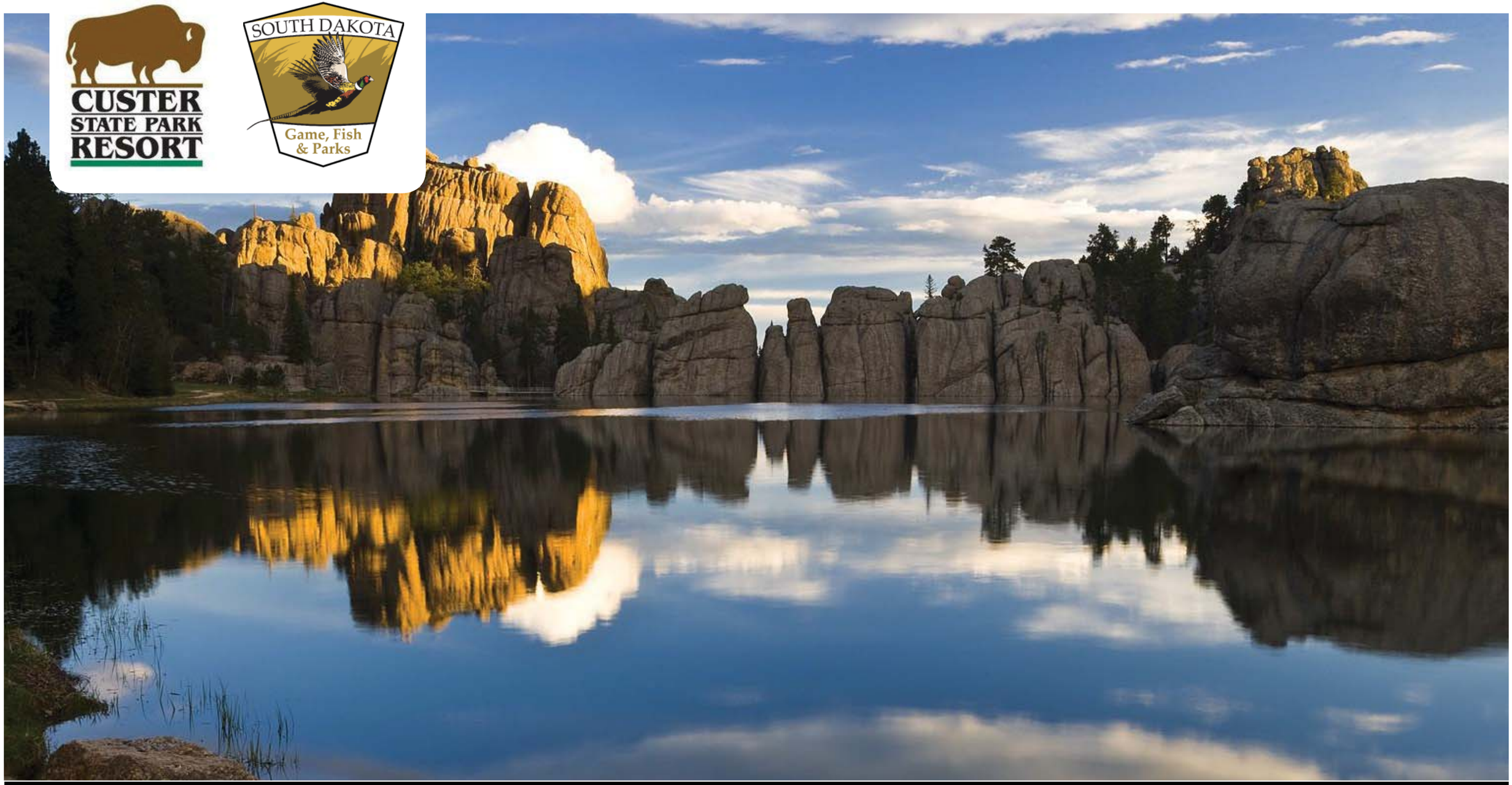
CUSTER STATE PARK RESORT

SOUTH DAKOTA Game, Fish & Parks



CUSTER STATE PARK RESORTS MASTER PLAN FOR FACILITY IMPROVEMENTS

a unique lodging experience in the beautiful Black Hills of South Dakota

NOVEMBER 2014

INTRODUCTION

The four resorts located within Custer State Park are privately operated by Custer State Park Resort Company under a consolidated Concession Agreement with the Division of Parks and Recreation of the South Dakota Department of Game, Fish and Parks. Each resort has a unique history and offers its own flavor of hospitality. They all play an important role in providing a memorable experience for the guests and visitors of Custer State Park.

Many facility and infrastructure developments and improvements have taken place within the resort system through a bond issuances in the early 1990's and 2008. These bonds are paid for through concession lease franchise fees collected from the resort company in accordance with SDCL 41-17-22.5 and 41-17-22.6.

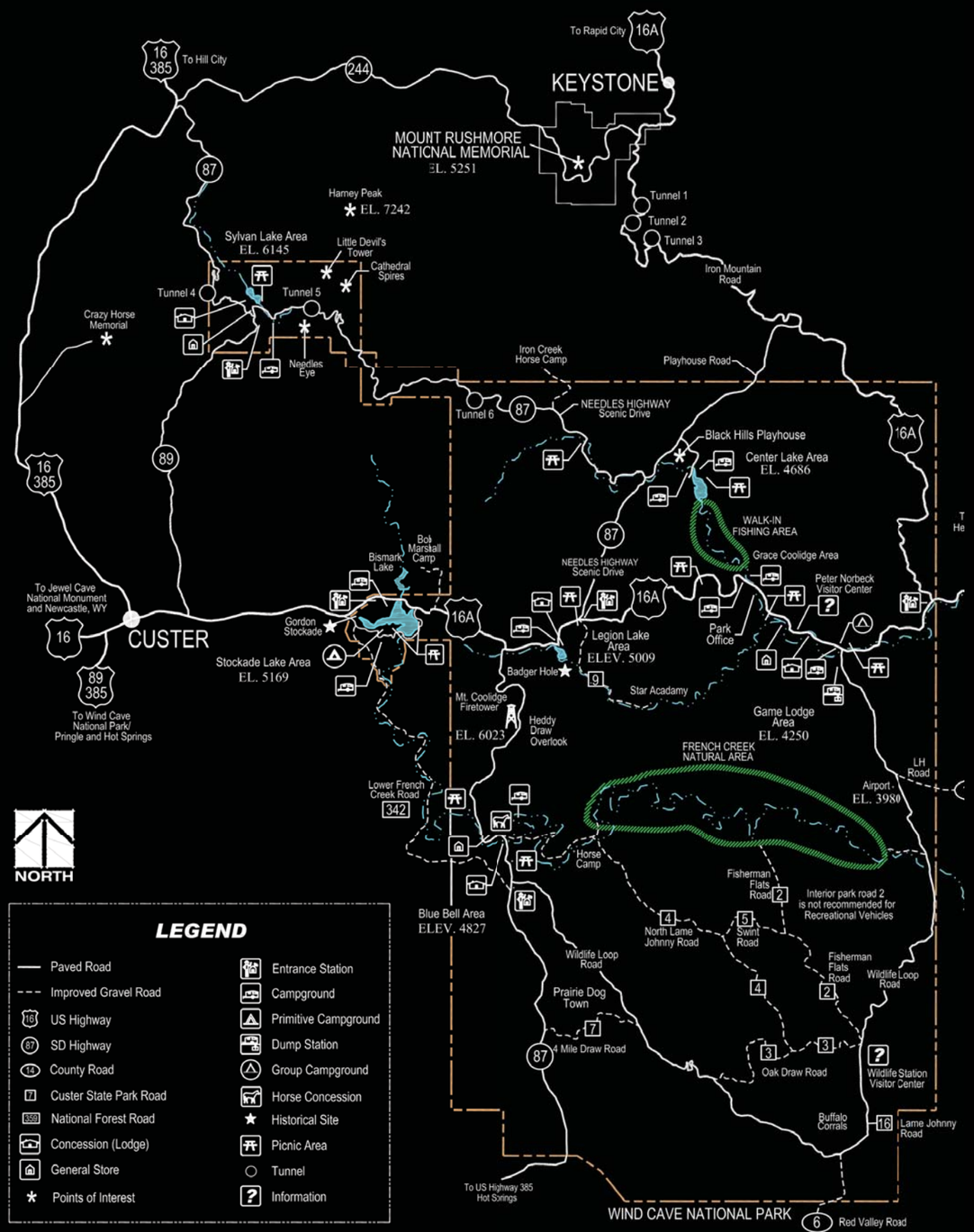
Additionally, the resort provides annual repair and maintenance to existing facilities through the repair and maintenance fund required by the concession lease. The Custer State Park concession agreement requires the resort company spend an amount equal to 5% of annual gross concession revenue on repair and maintenance projects on state owned resort buildings and facilities. R&M projects are pre-approved annually based on a plan developed cooperatively between the Resort and the Division. The agreement also allows for a portion of that 5% to be spent on emergency repairs that may arise.

This Master Plan is a collection of ideas developed cooperatively between the resort company and the Division of Parks and Recreation. While some of the projects are intended to provide needed improvements to existing facilities, others offer new possibilities for expanded future hospitality services in Custer State Park.

There are three known potential sources of funding that can be utilized to accomplish the projects contained in this plan. One is the annual repair and maintenance fund which can be spent towards projects aimed at repairs, maintenance and renovations of existing facilities including infrastructure. Another possible funding source for all types of projects, including new development, would be the issuance of bonds in the future as existing bonds are paid off and franchise fees exceed current obligations. Finally, the resort company has demonstrated an interest in the past in investing in state owned facilities in return for concession lease terms that allow for appropriate return on investment.

The intent of this plan is to facilitate thoughtful discussion regarding future improvements and development within the resorts at Custer State Park based on priorities, costs, funding and feasibilities. The collective goal is to solidify a development plan that meets the goals of both the Park and Resort and most importantly, ensures the enhancement of the Custer State Park experience for the next generation of visitors.

CUSTER STATE PARK



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STATE GAME LODGE RECOMMENDED IMPROVEMENTS

Game Lodge
- Exterior renovations to include new siding and windows.
- Renovate original entrance facade.

Pavilion
- Radiant heat/weather proofing.

Guest Room Wings
- Replace siding to match original Game lodge color and style.
- Extend guest rooms ±4’-0” to include 2 beds and love seat.
- Add guest room decks.
- Cut back overhang.
- Upgrade exterior light fixtures at guest room entrances.
- Architectural improvements to blend with State Game Lodge.

Existing Game Lodge Addition
- Paint addition fiber cement siding and trim to match color of Game Lodge.

Reunion Cabin
- Add two reunion cabins near existing Reunion Cabin.
- New utilities and parking.

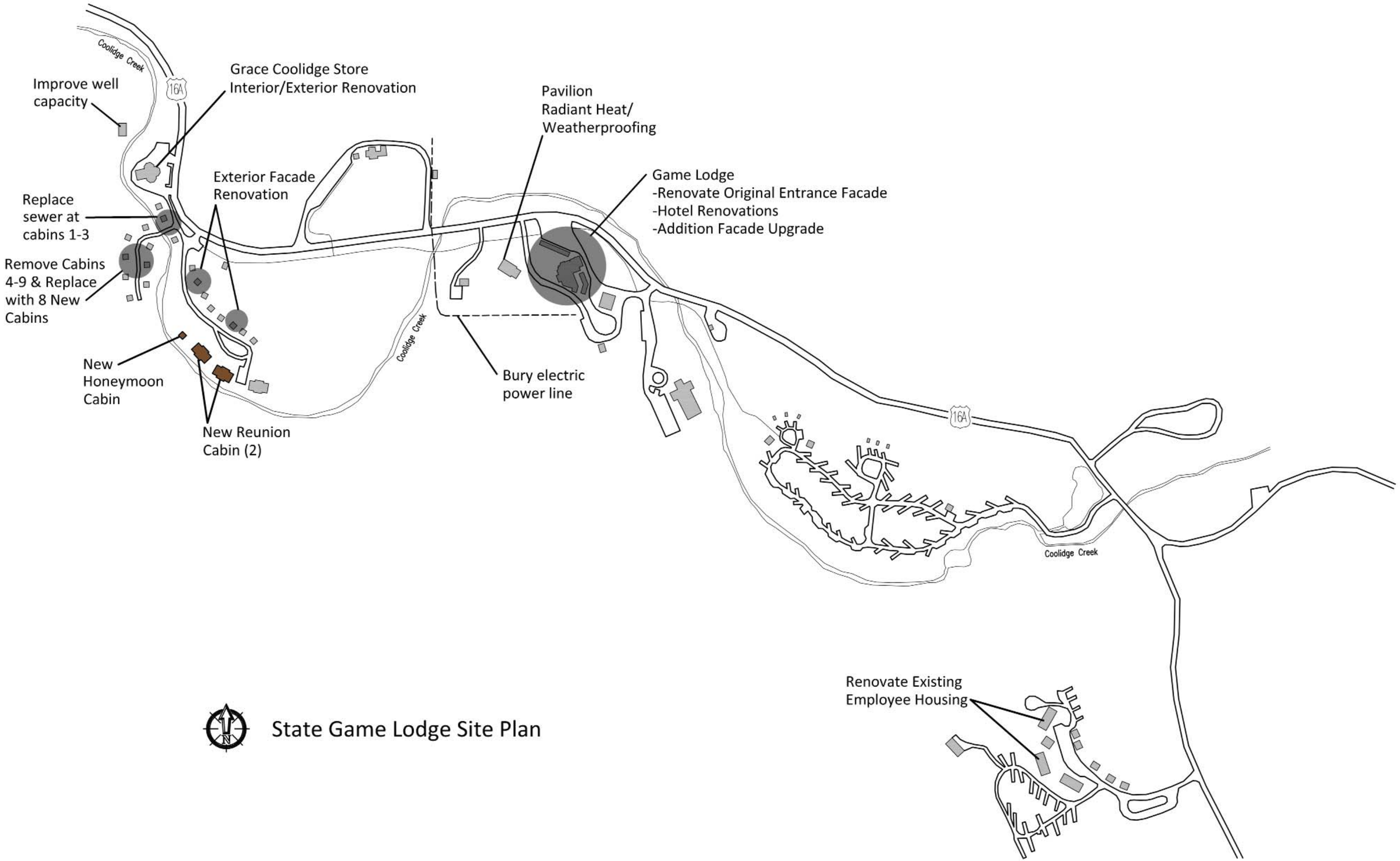
Small Cabins (near Reunion Cabin)
- Upgrade interior and exterior facade.
- Remove cabins 4-9 and replace with eight 2 bedroom, 2 bathroom cabins.

Honeymoon Cabin
- Add one new Honeymoon Cabin.

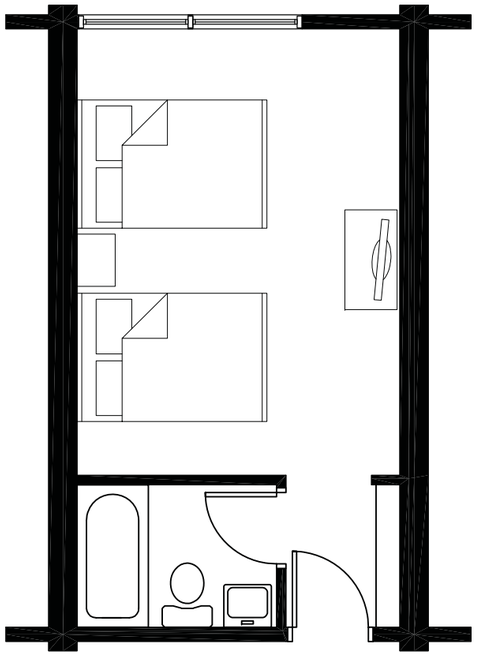
Employee Housing
- Renovate existing employee housing.

Infrastructure
- Cabin sewer line replacement.
- Bury electrical power line.
- New well.
- Irrigation.

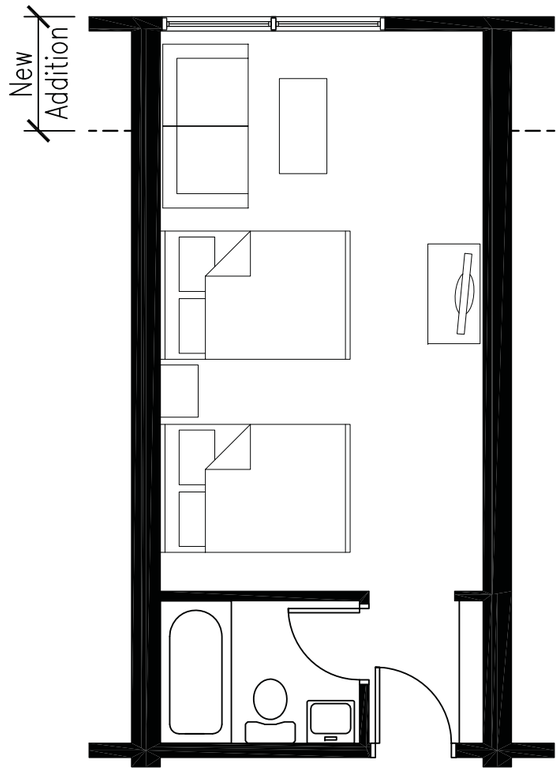
STATE GAME LODGE



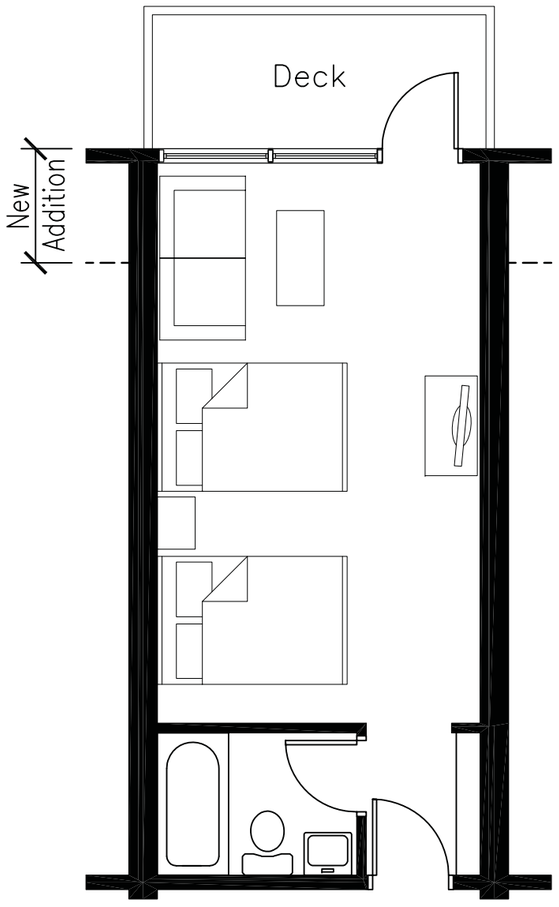
State Game Lodge Site Plan



Existing Guest Room Plan



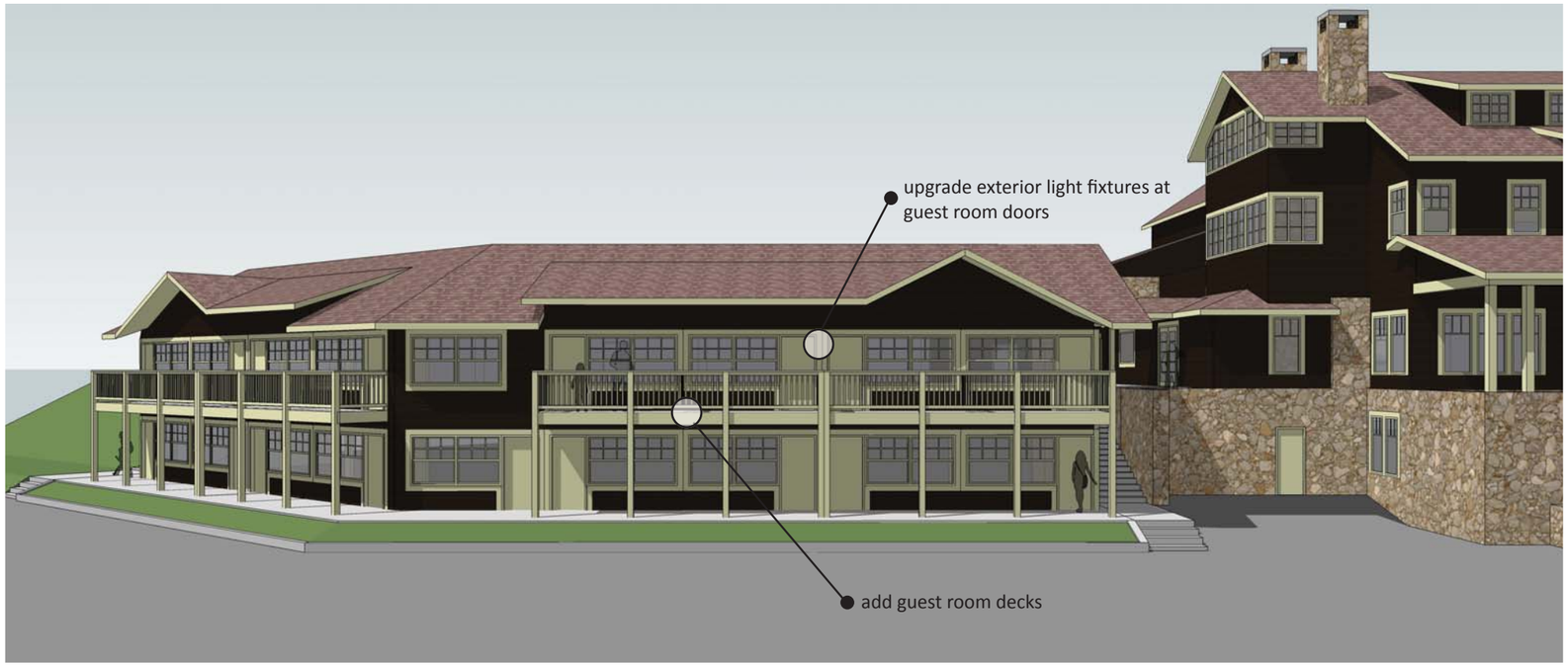
Renovated Guest Room



Renovated Guest Room w/ Deck

Game Lodge
Hotel Wing Guest Rooms

EXISTING



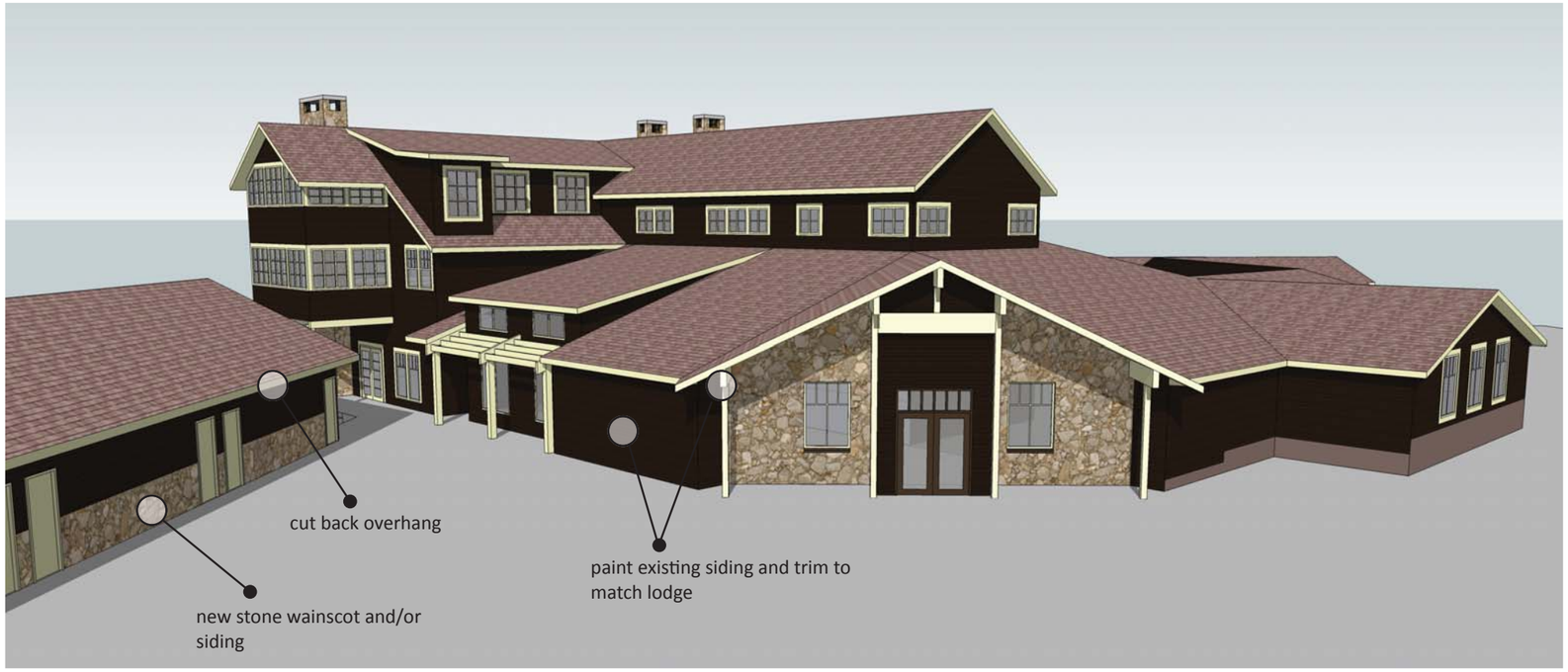
EAST WING HOTEL

WEST WING HOTEL

EXISTING

add guest room deck

RENOVATE THE ORIGINAL ENTRANCE FACADE (STEPS, ROCKWORK, SIDEWALK, RETAINING WALLS) AND REPLACE SIDING AND WALLS.



RESTAURANT / GIFT SHOP ADDITION

RESTAURANT / GIFT SHOP ADDITION

HISTORIC GAME LODGE INTERIOR

HISTORIC GAME LODGE ENTRANCE

2008 GAME LODGE ADDITION ENTRANCE

EXTERIOR

LIVING ROOM

EXTERIOR

KITCHEN

POTENTIAL CABIN DESIGN FOR REPLACEMENT OF CABINS 4-9.

LEGION LAKE LODGE RECOMMENDED IMPROVEMENTS

Lodge Building

- Renovate existing lodge or replace with new building.
- Upgrade kitchen equipment to comply with todays standards.
- Upgrade restrooms.
- Consider floor plan changes to take advantage of lake views.

Cabins

- Upgrade interior and exterior facade (22).
- Repair landscaping from erosion.

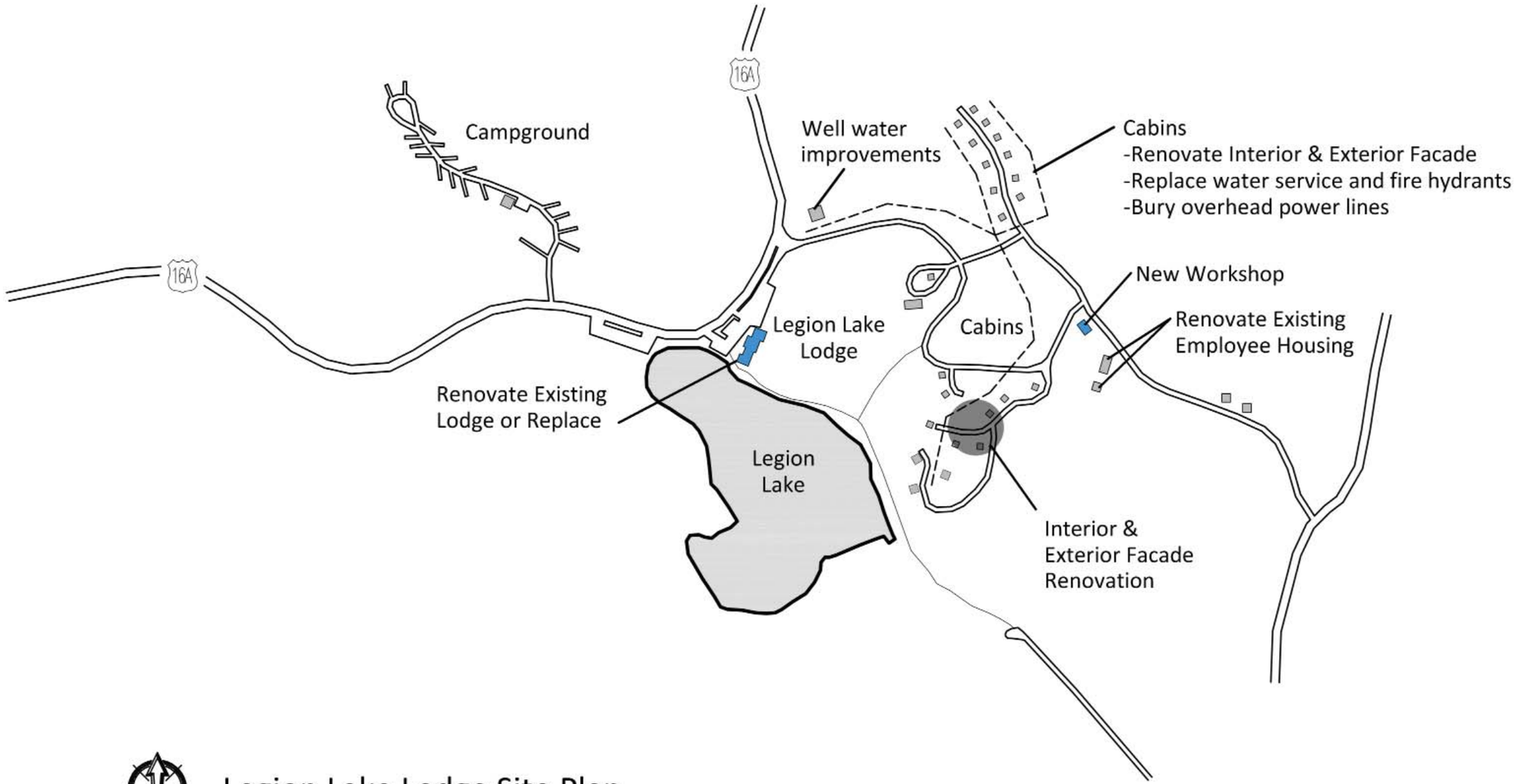
Employee Housing

- Renovate existing employee housing.

Infrastructure

- Add new workshop.
- Replace water lines.
- Bury electrical power line.
- Well water improvement.
- Cabin retaining walls and walkways.
- Water/sewer/electrical for remodeled cabins.

Legion Lake LODGE



Legion Lake Lodge Site Plan

LEGION LAKE CABIN KITCHEN BEFORE

LEGION LAKE CABIN EXTERIOR BEFORE

LEGION LAKE CABIN KITCHEN AFTER

LEGION LAKE CABIN EXTERIOR AFTER

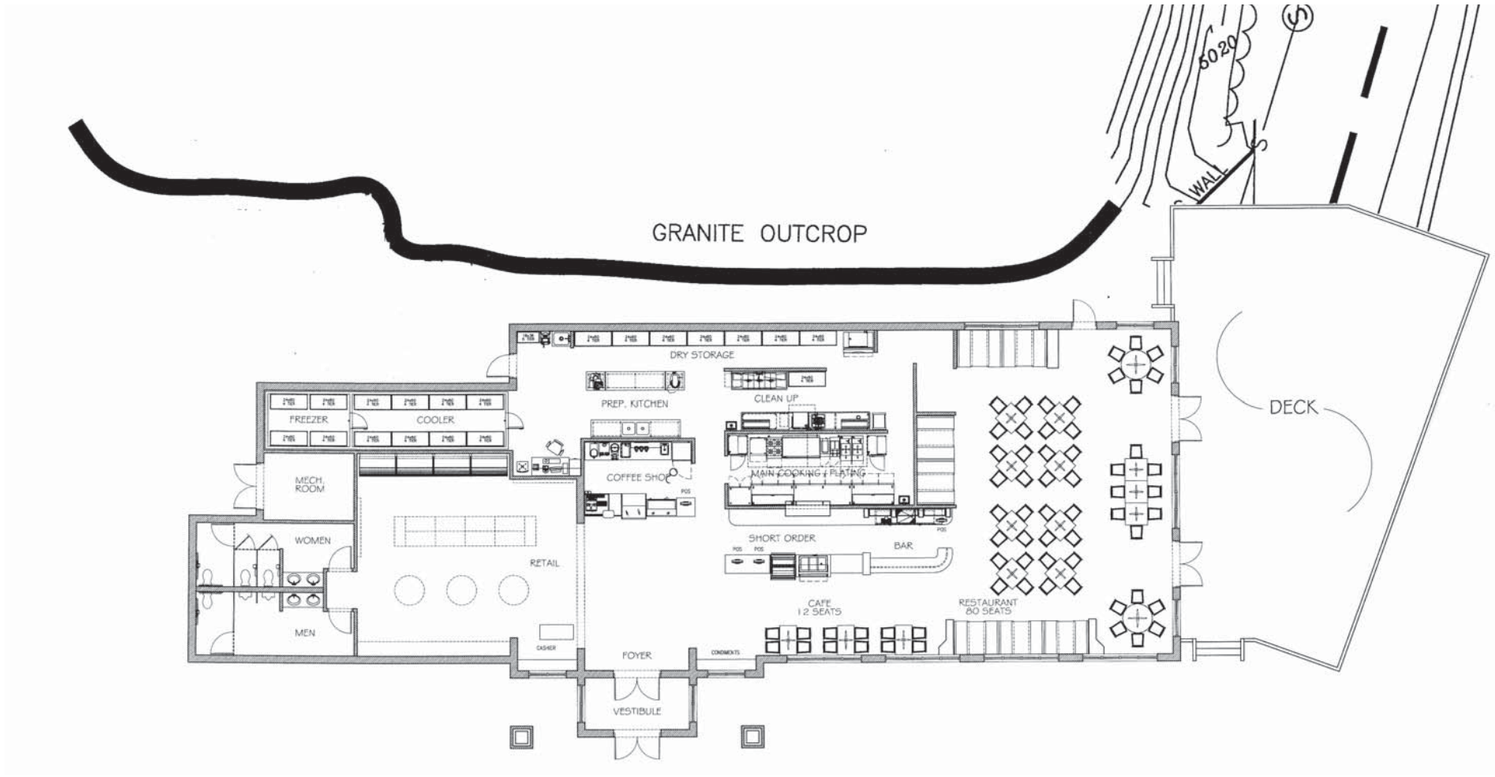
Legion Lake Building Issues

Exterior

- Back walls at granite outcropping deteriorating.
- Heavy rain penetrates the building.
- Siding is deteriorating.
- Windows and doors are innefficient.

Interior

- Kitchen equipment has long outlived its life.
- Ansul system is inadequate.
- Walk-in cooler/freezer is 30+ years old.
- Kitchen ventilation hood is inadequate.
- No fire suppression in building.
- Retail space is inadequate.
- Bathrooms are in need of updating.



Proposed Legion Lake Lodge

SYLVAN LAKE LODGE RECOMMENDED IMPROVEMENTS

New Reunion/Family Cabin

- Add one new large reunion/large family cabin.

Cabins

- Upgrade interior and exterior facade (22).
- Remove existing interior paneling and replace with sheet rock.
- Remove & Replace Cabins 502, 503, 509, 510, 514 & 517 with 2 bedroom and 2 bathroom. (See page 11 for potential cabin design.)

Employee Housing

- Renovate existing employee housing.

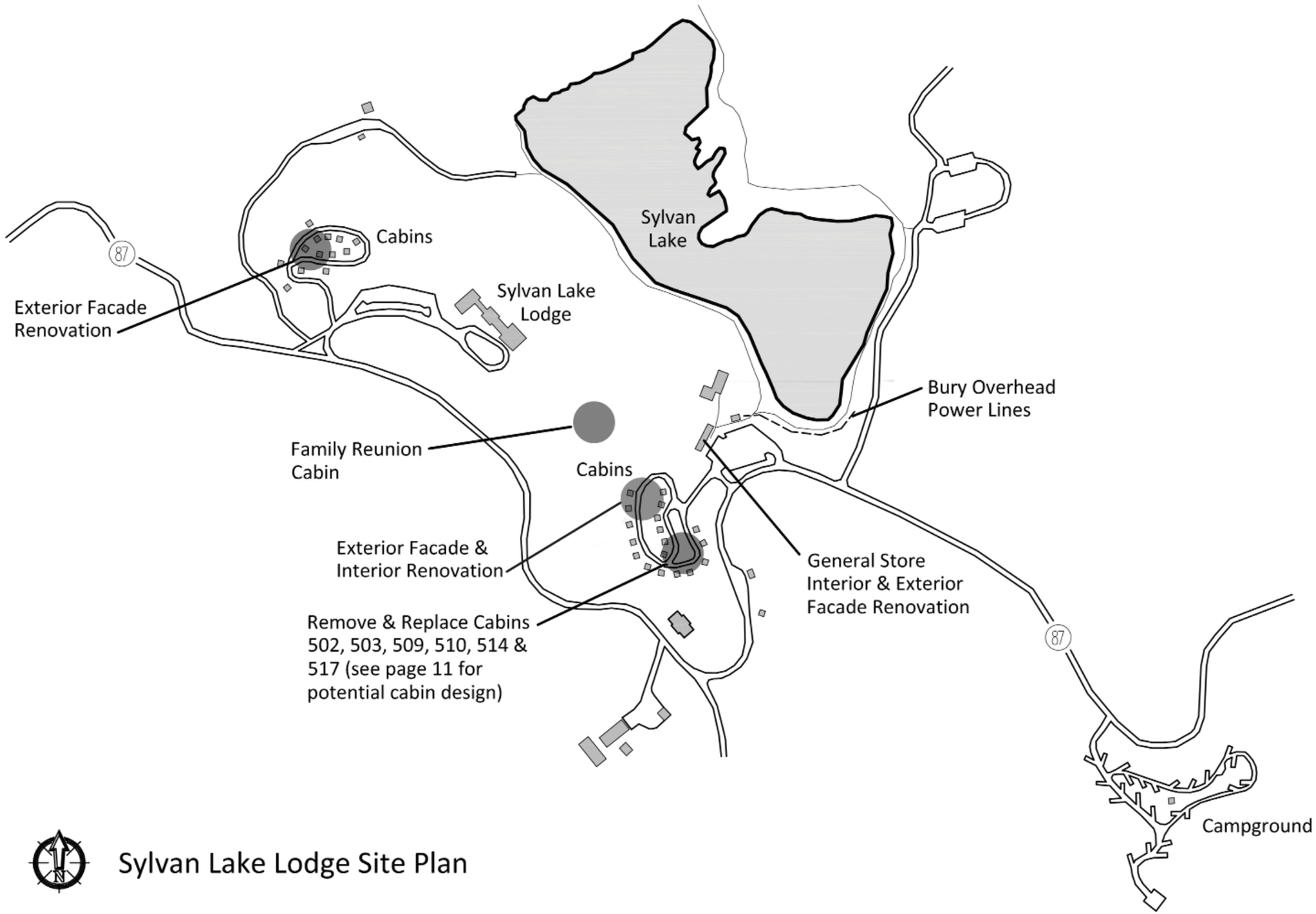
General Store

- Renovate existing General Store.

Infrastructure

- Sewer manhole repairs.
- Water/sewer/electrical for new cabins.

Sylvan Lake LODGE



Sylvan Lake Lodge Site Plan

NEW REUNION CABIN (SIMILAR)

EXISTING SYLVAN LAKE CABIN

AERIAL VIEW OF SYLVAN LAKE

SYLVAN LAKE CABIN INTERIOR BEFORE

SYLVAN LAKE CABIN EXTERIOR BEFORE

SYLVAN LAKE CABIN INTERIOR AFTER

SYLVAN LAKE CABIN EXTERIOR AFTER

BLUE BELL LODGE RECOMMENDED IMPROVEMENTS

New Reunion/Family Cabin

- Add one new large reunion/family cabin.

Cabins

- Interior renovations (29).

Employee Housing

- Add employee dorm near horse stables.
- Renovate existing employee housing.

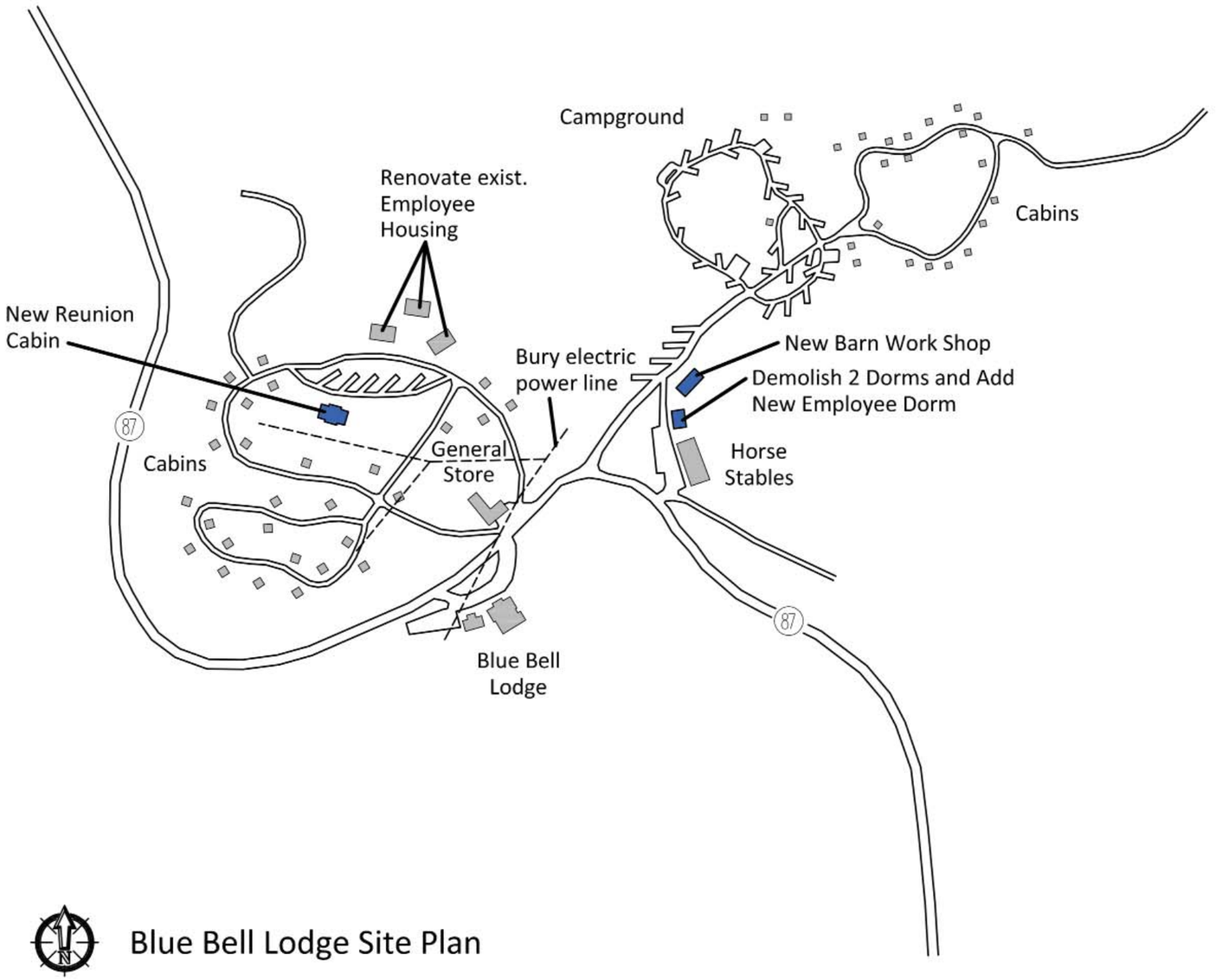
Blue Bell Barn

- Resort workshop and storage.
- Renovate / clean-up existing area.

Infrastructure

- Bury electrical power line.

BLUE BELL LODGE



Blue Bell Lodge Site Plan

INFRASTRUCTURE COST ESTIMATE

STATE GAME LODGE

Electrical Line Bury	$125,000
Game Lodge Well	$120,000
Resort Residence Sewer Slipline	$ 23,000
Coolidge Store Sewer Improvements	$ 15,000
Gamekeepers to Creekside Sewer	$ 20,000
Schoolhouse Sewer Line Replacement	$ 7,500
New Dorm Infrastructure	$ 25,000
Game Lodge Irrigation	$ 50,000
Subtotal	$385,500
15% Professional Fees & Contingency	$ 57,825
STATE GAME LODGE TOTAL	**$443,325**

SYLVAN LAKE

Sewer Upgrades and Improvements	$200,000
Sewer Manhole Repairs	$ 25,000
Dorm Infrastructure	$ 25,000
Subtotal	$250,000
15% Professional Fees & Contingency	$ 37,500
SYLVAN LAKE TOTAL	**$287,500**

LEGION LAKE

Replace Water Lines	$350,000
Electrical Line Bury	$140,000
Water Well Improvments	$ 30,000
Cabin Retaining Walls and Walkways	$ 80,000
Legion Cabin Sewer Lines	$250,000
Subtotal	$850,000
15% Professional Fees & Contingency	$127,500
LEGION LAKE TOTAL	**$977,500**

BLUE BELL

Electrical Line Bury	$200,000
Subtotal	$200,000
15% Professional Fees & Contingency	$ 30,000
BLUE BELL TOTAL	**$230,000**

CUSTER STATE PARK INFRASTRUCTURE TOTAL $1,938,325

UPGRADE COST ESTIMATE

STATE GAME LODGE

Guest Room Wings Renovation	$1,100,000
Pavilion Heat & Weatherproof	$ 60,000
Cabin Interior and Exterior Renovations (11)	$ 325,000
Cabin Replacement (8)	$1,200,000
Existing Dorm Renovation	$ 165,000
Flooring in Reunion Cabin	$ 9,000
Flooring in Game Lodge Dining	$ 12,000
Cabin Roofs	$ 50,000
Creekside Lodge Carpet	$ 100,000
Renovate Historic Facade	$ 550,000
Exterior Renovations Siding/Windows	$ 110,000
Subtotal	$3,681,000
15% Professional Fees & Contingency	$ 552,150
STATE GAME LODGE TOTAL	**$4,233,150**

*Cabin Replacement with proposed Cabins

Demo Cabins 4-9 located on Coolidge Creek

Replace with 8 Cabins

SYLVAN LAKE

Cabin Interior and Exterior Renovation (22)	$ 710,000
Cabin Replacement (6)	$ 875,000
Existing Dorm Renovation	$ 115,000
Lodge Carpet	$ 100,000
Cabin Roofs	$ 50,000
Sylvan Store Renovation	$ 150,000
Subtotal	$2,000,000
15% Professional Fees & Contingency	$ 300,000
SYLVAN LAKE TOTAL	**$2,300,000**

*Cabin Replacement with Proposed Cabins

Demo Cabins 502, 503, 509, 510, 514, 517

Replace with 6 Proposed Cabins and 1 Family Reunion Cabin

COOLIDGE STORE

Coolidge Store Roof	$ 39,000
Exterior Renovation	$ 125,000
Interior Renovation	$ 125,000
Subtotal	$ 289,000
15% Professional Fees & Contingency	$ 43,350
COOLIDGE STORE TOTAL	**$ 332,350**

LEGION LAKE

Lodge Renovations	$1,500,000
Cabin Interior and Exterior Renovations (22)	$ 525,000
Existing Dorm Renovation	$ 75,000
Cabin Roofs	$ 50,000
Storage Workshop	$ 50,000
Subtotal	$2,200,000
15% Professional Fees & Contingency	$ 330,000
LEGION LAKE TOTAL	**$2,530,000**

BLUE BELL

Employe Housing, Bunk House Dorm (1)	$ 85,000
Blue Bell Barn	$ 100,000
Interior Cabin Renovation	$ 100,000
Existing Dorm Renovation	$ 75,000
Cabin Roofs	$ 50,000
Subtotal	$ 410,000
15% Professional Fees & Contingency	$ 61,500
BLUE BELL TOTAL	**$ 471,500**

ALL RESORTS

Upgrade Computer Systems	$ 35,000
Subtotal	$ 35,000
15% Professional Fees & Contingency	$ 5,250
RESORT TOTAL	**$ 40,250**
CUSTER STATE PARK UPGRADE TOTAL	**$9,907,250**

NEW VISITOR SERVICES COST ESTIMATE

STATE GAME LODGE

Family/Reunion Cabin (2)	$ 834,000
Honeymoon Cabin (1)	$ 284,000
Subtotal	$1,118,000
15% Professional Fees & Contingency	$ 167,700
STATE GAME LODGE TOTAL	**$1,285,700**

SYLVAN LAKE

Family/Reunion Cabin	$503,000
Subtotal	$503,000
15% Professional Fees & Contingency	$ 75,450
SYLVAN LAKE TOTAL	**$578,450**

LEGION LAKE

BLUE BELL

Family Reunion Cabin	$400,000
Subtotal	$400,000
15% Professional Fees & Contingency	$ 60,000
BLUE BELL TOTAL	**$460,000**

CUSTER STATE PARK NEW VISITOR SERVICES TOTAL $2,324,150

SUMMARY COST ESTIMATE - ALL AREAS

STATE GAME LODGE

Electrical Line Bury	$ 125,000
Game Lodge Well	$ 120,000
Water/Sewer/Electrical for New Cabins	$ 50,000
Road Work for New Cabins	$ 18,000
Resort Residence Sewer Slipline	$ 23,000
Coolidge Store Sewer Improvements	$ 15,000
Coolidge Store Roof	$ 39,000
Coolidge Store Interior Renovation	$ 125,000
Coolidge Store Exterior Renovation	$ 125,000
Gamekeepers to Creekside Sewer	$ 20,000
Schoolhouse Sewer Line Replacement	$ 7,500
New Dorm Infrastructure	$ 25,000
Game Lodge Irrigation	$ 50,000
Guest Room Wings Renovation	$1,100,000
Pavilion Heat & Weatherproof	$ 60,000
Cabin Interior and Exterior Renovations (11)	$ 325,000
Cabin Replacement (8)	$1,200,000
Existing Dorm Renovation	$ 165,000
Flooring in Reunion Cabin	$ 9,000
Flooring in Game Lodge Dining	$ 12,000
Cabin Roofs	$ 50,000
Creekside Lodge Carpet	$ 100,000
Renovate Historic Facade	$ 550,000
Exterior Renovations Siding/Windows	$ 110,000
Family/Reunion Cabin (2)	$ 834,000
Honeymoon Cabin (1)	$ 284,000
Subtotal	$5,541,500
15% Professional Fees & Contingency	$ 831,225
STATE GAME LODGE TOTAL	**$6,372,725**

LEGION LAKE

Replace Water Lines	$ 350,000
Electrical Line Bury	$ 140,000
Water Well Improvements	$ 30,000
Cabin Retaining Walls and Walkways	$ 80,000
Legion Cabin Sewer Lines	$ 50,000
Lodge Renovations	$1,500,000
Cabin Interior and Exterior Renovations (22)	$ 525,000
Existing Dorm Renovation	$ 75,000
Cabin Roofs	$ 50,000
Storage Workshop	$ 50,000
Subtotal	$2,850,000
15% Professional Fees & Contingency	$ 427,500
LEGION LAKE TOTAL	**$3,277,500**

SUMMARY COST ESTIMATE - ALL AREAS

SYLVAN LAKE

Sewer Upgrades and Improvements	$ 200,000
Sewer Manhole Repairs	$ 25,000
Water Quality Improvements	$ 50,000
Dorm Infrastructure	$ 25,000
Cabin Interior and Exterior Renovation (22)	$ 710,000
Cabin Replacement (6)	$ 875,000
Existing Dorm Renovation	$ 115,000
Lodge Carpet	$ 100,000
Cabin Roofs	$ 50,000
Sylvan Store Renovation	$ 150,000
Family/Reunion Cabin	$ 503,000
Lakeside Deck/Concession	$ 30,000
Subtotal	$2,833,000
15% Professional Fees & Contingency	$ 424,950
SYLVAN LAKE TOTAL	**$3,257,950**

BLUE BELL

Electrical Line Bury	$ 200,000
Employe Housing, Bunk House Dorm (1)	$ 85,000
Blue Bell Barn	$ 100,000
Interior Cabin Renovation	$ 100,000
Existing Dorm Renovation	$ 75,000
Cabin Roofs	$ 50,000
Family Reunion Cabin	$ 400,000
Subtotal	$1,010,000
15% Professional Fees & Contingency	$ 151,500
BLUE BELL TOTAL	**$1,161,500**

ALL RESORTS

Upgrade Computer Systems	$ 35,000
Subtotal	$ 35,000
15% Professional Fees & Contingency	$ 5,250
RESORT TOTAL	**$ 40,250**

CUSTER STATE PARK - ALL AREAS TOTAL **$14,109,925**

SUMMARY COST ESTIMATE - PERSONAL PROPERTY FOR ALL AREAS

STATE GAME LODGE

Guest Room Wings Renovation	$ 124,000
Family Reunion Cabin	$ 51,000
Honeymoon Cabin	$ 27,000
Cabin Renovations	$ 73,500
Cabin Replacement	$ 194,200
Employee Housing	$ 8,750
New Dorm Personal Property	$ 58,000
STATE GAME LODGE TOTAL	**$ 536,450**

LEGION LAKE

Lodge Replacement	$ 250,000
Cabin Renovations	$ 69,000
Employee Housing	$ 8,750
New Dorm Personal Property	$ 58,000
LEGION LAKE TOTAL	**$ 385,750**

SYLVAN LAKE

Family / Reunion Cabin	$ 51,200
Cabin Renovations	$ 85,200
Cabin Replacement	$ 148,000
Sylvan Store	$ 17,000
Employee Housing	$ 8,750
New Dorm Personal Property	$ 58,000
SYLVAN LAKE TOTAL	**$ 368,150**

BLUE BELL

Family / Reunion Cabin	$ 51,200
Bunkhouse Dorm	$ 12,300
Employee Housing	$ 8,750
New Dorm Personal Property	$ 58,000
BLUE BELL TOTAL	**$ 130,250**

CUSTER STATE PARK - PERSONAL PROPERTY FOR ALL AREAS TOTAL $1,420,600

Personal Property is the responsibility of the concessionair and includes furniture, fixtures and equipment to facilitate the projects included in this master plan.