

# LAWSON LAKE COUNTY PARK

ALBANY COUNTY, NY

MASTERPLAN PACKAGE

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8. *Overall Site Masterplan*

APPENDIX A: *Site Program*

APPENDIX B: *Cost Estimate - Phases 1-3*

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### PROJECT SUMMARY:

This study includes an assessment of existing structures and infrastructure and provides recommendations for repairs plus a master plan for future improvements. Passero studied the park through stakeholder meetings, site visits, gathering of existing mapping, aerial Imagery, LiDAR topography, and publicly available GIS data.

As a result of our study, we have separated the project into four conceptual phases. These phases could be further divided into sub-phases or re-arranged as desired. For the repairs to existing infrastructure and high priority new infrastructure outlined in Phase 3, a preliminary opinion of probably cost has been provided.

### Phases include:

- 1) Upper Camp - Site, utility and structure repairs/improvements
  - Estimated Construction + Incidentals = \$2,189,121
- 2) Lower Camp - Site, utility and structure repairs/improvements
  - Estimated Construction + Incidentals = \$697,131
- 3) Provide additional parking and trails
  - Estimated Construction + Incidentals = \$2,181,703
- 4) Future master plan
  - New construction, pricing TBD

### Next Steps:

To initiate any phase or combination of sub-phases the following steps should be taken.

- Schematic Design + Due Diligence
  - o Prepare schematic design documents
  - o Identify SEQ, permitting and entitlement requirements.
  - o Refine cost estimates
  - o Have early discussions with an electrical contractor with campground experience.
- Design Development + Permitting
  - o Advance documents to design development
  - o Obtain entitlements
- Construction Documents
  - o Prepare documents for bidding



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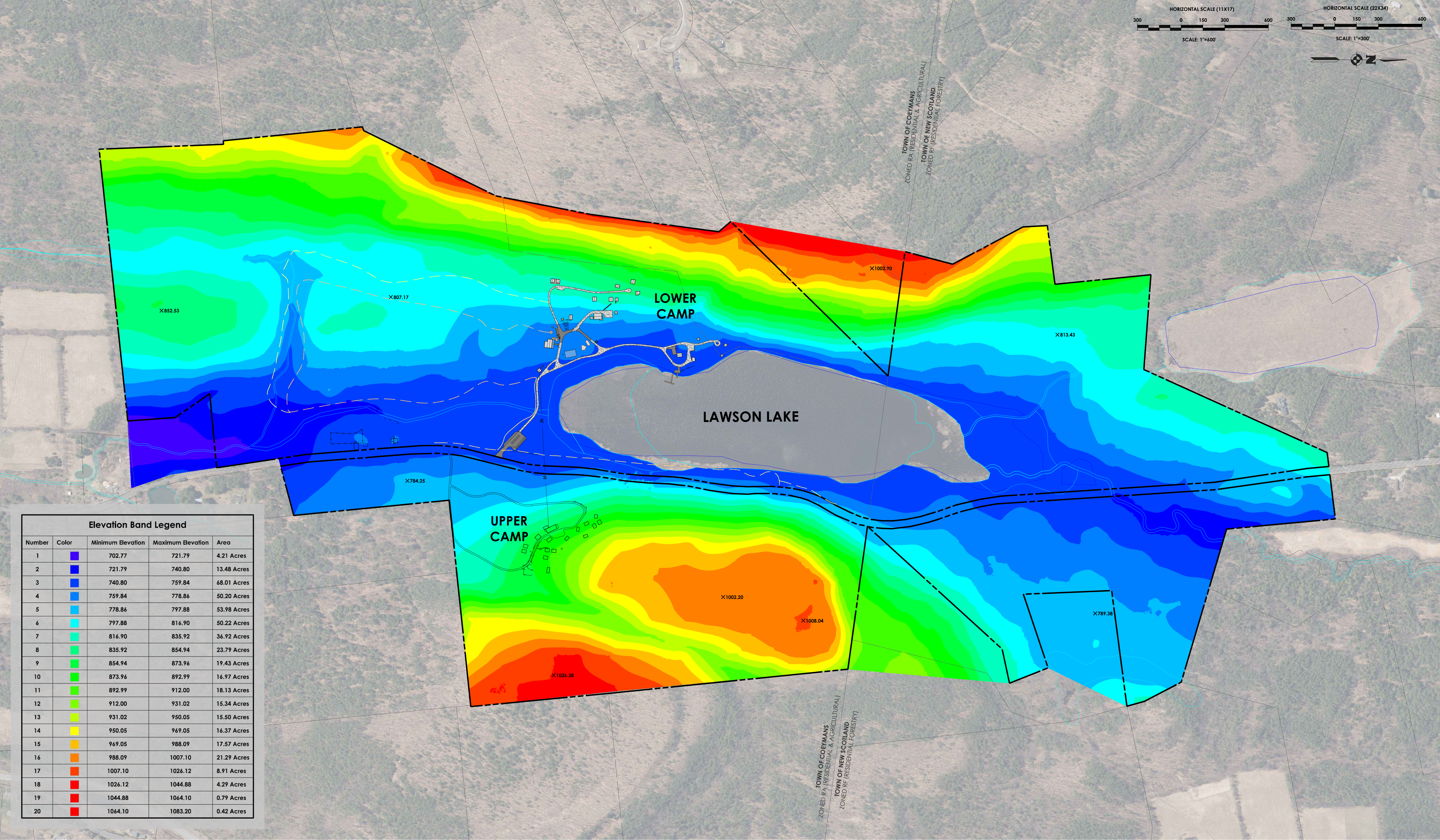




**LEGEND**

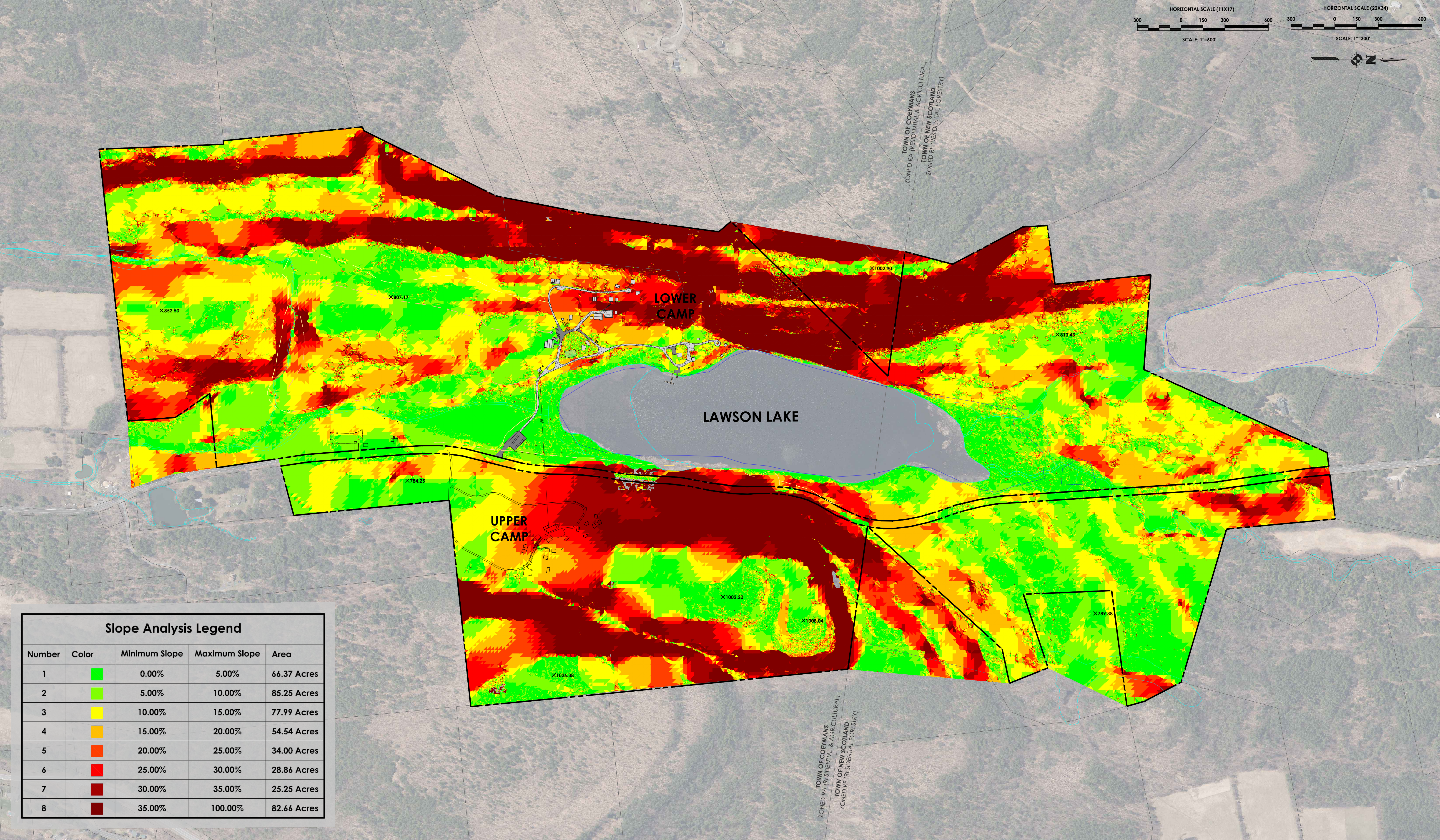
- PROPERTY BOUNDARY**
- PARCEL BOUNDARY**
- EXISTING TRAIL**
- WETLANDS - FEDERAL**  
SEE USFWS NWI FOR DETAILS
- WETLANDS - STATE**  
SEE NYSDEC ERM FOR DETAILS





Elevation Band Legend				
Number	Color	Minimum Elevation	Maximum Elevation	Area
1		702.77	721.79	4.21 Acres
2		721.79	740.80	13.48 Acres
3		740.80	759.84	68.01 Acres
4		759.84	778.86	50.20 Acres
5		778.86	797.88	53.98 Acres
6		797.88	816.90	50.22 Acres
7		816.90	835.92	36.92 Acres
8		835.92	854.94	23.79 Acres
9		854.94	873.96	19.43 Acres
10		873.96	892.99	16.97 Acres
11		892.99	912.00	18.13 Acres
12		912.00	931.02	15.34 Acres
13		931.02	950.05	15.50 Acres
14		950.05	969.05	16.37 Acres
15		969.05	988.09	17.57 Acres
16		988.09	1007.10	21.29 Acres
17		1007.10	1026.12	8.91 Acres
18		1026.12	1044.88	4.29 Acres
19		1044.88	1064.10	0.79 Acres
20		1064.10	1083.20	0.42 Acres





Slope Analysis Legend				
Number	Color	Minimum Slope	Maximum Slope	Area
1	<span style="color: green;">■</span>	0.00%	5.00%	66.37 Acres
2	<span style="color: lightgreen;">■</span>	5.00%	10.00%	85.25 Acres
3	<span style="color: yellow;">■</span>	10.00%	15.00%	77.99 Acres
4	<span style="color: orange;">■</span>	15.00%	20.00%	54.54 Acres
5	<span style="color: red;">■</span>	20.00%	25.00%	34.00 Acres
6	<span style="color: darkred;">■</span>	25.00%	30.00%	28.86 Acres
7	<span style="color: brown;">■</span>	30.00%	35.00%	25.25 Acres
8	<span style="color: black;">■</span>	35.00%	100.00%	82.66 Acres



## SITE PICTURES



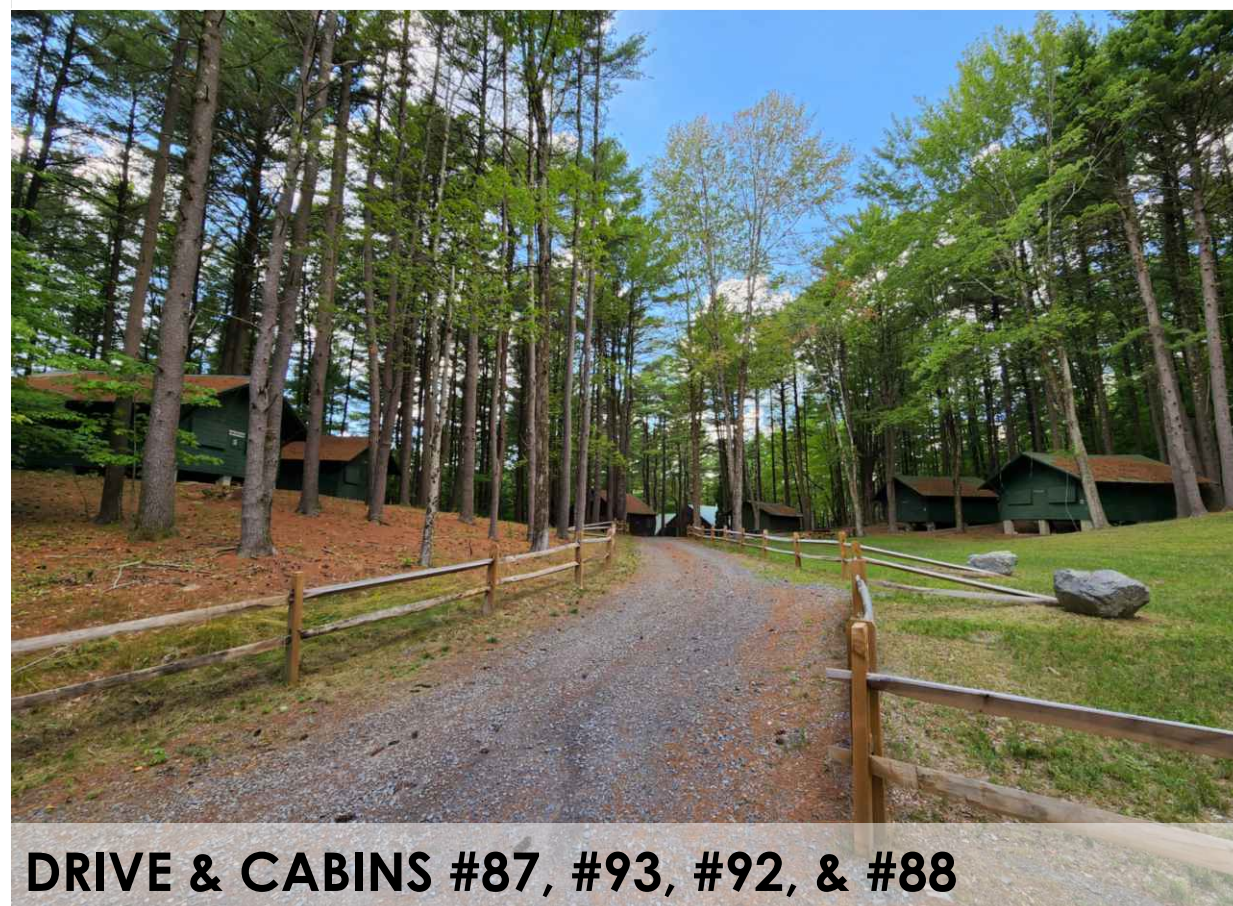
CABIN INTERIOR



LODGE & CABINS #106, #92, #90, & #88



CABINS #87 & #93



DRIVE & CABINS #87, #93, #92, & #88



## SITE PICTURES



LODGE INTERIOR



LODGE



CABIN #103



CABINS #136, #138, #134



## A gravel clearing in a forest. On the right, there is a small wooden building with a green metal roof and a wooden deck. To the left of the building, there is a picnic table and some logs. The clearing is surrounded by tall trees and dense foliage.

A green wooden cabin with a steep gabled roof and a corrugated metal roof extension, situated in a wooded area. The cabin has a small porch and a ramp leading to a deck. A small vehicle is parked in front of the cabin.

HORIZONTAL SCALE (22X34)

80 0 40 80 160

SCALE: 1"=80'

N

CABINS  
DECK  
PARKING

13 15

24 28 31 33 34

56 57 68 72

CABINS (TYP)  
UNKNOWN BUILDING  
(OLD PUMP HOUSE?)  
STAIRS

LUNCH HALL  
THE STOREY LODGE,  
NURSES STATION  
UNKNOWN STRUCTURE

STORAGE CABIN  
PAVILION

PARCEL LINE  
RED CABIN  
WHITE CABIN

STORAGE BUILDING  
FENCE  
BEACH  
PIER  
DOCK

MARSHY WETLANDS

LAWSON LAKE

LOWER CAMP ROAD  
PARKING LOT  
EXISTING TRAIL (TYP)

PUMP HOUSE  
LAWSON LEARNING  
TRAIL HEAD

WATER FOUNTAINS  
BASKETBALL COURT

FIRE PIT  
PARKING  
WALDMAN LODGE  
LAWSON LEARNING  
TRAIL (TYP)

YELLOW TRAIL  
AMPHITHEATER  
WOOD SHED

INCLUDED IN PHASE 2

- RENOVATE EXISTING CABINS
- RENOVATE LUNCH HALL
- RENOVATE EXISTING LODGE
- UTILITY IMPROVEMENTS

## A green wooden cabin with a gabled roof, elevated on concrete stilts. It is situated in a forest with many tall, thin trees. A gravel path leads from the foreground towards the cabin. The ground is covered with pine needles and some rocks.

A gravel driveway leads into a wooded area. On the left, a large green tent is partially visible behind trees. On the right, a smaller green tent is set up near a large rock. The path is flanked by lush green foliage and tall trees, suggesting a campsite or recreational area.

A gravel driveway leads through a lush green forest to two small green wooden buildings with orange doors. The scene is bright and sunny, with dappled light on the ground. The buildings are nestled among tall trees, and a large log lies on the left side of the path.

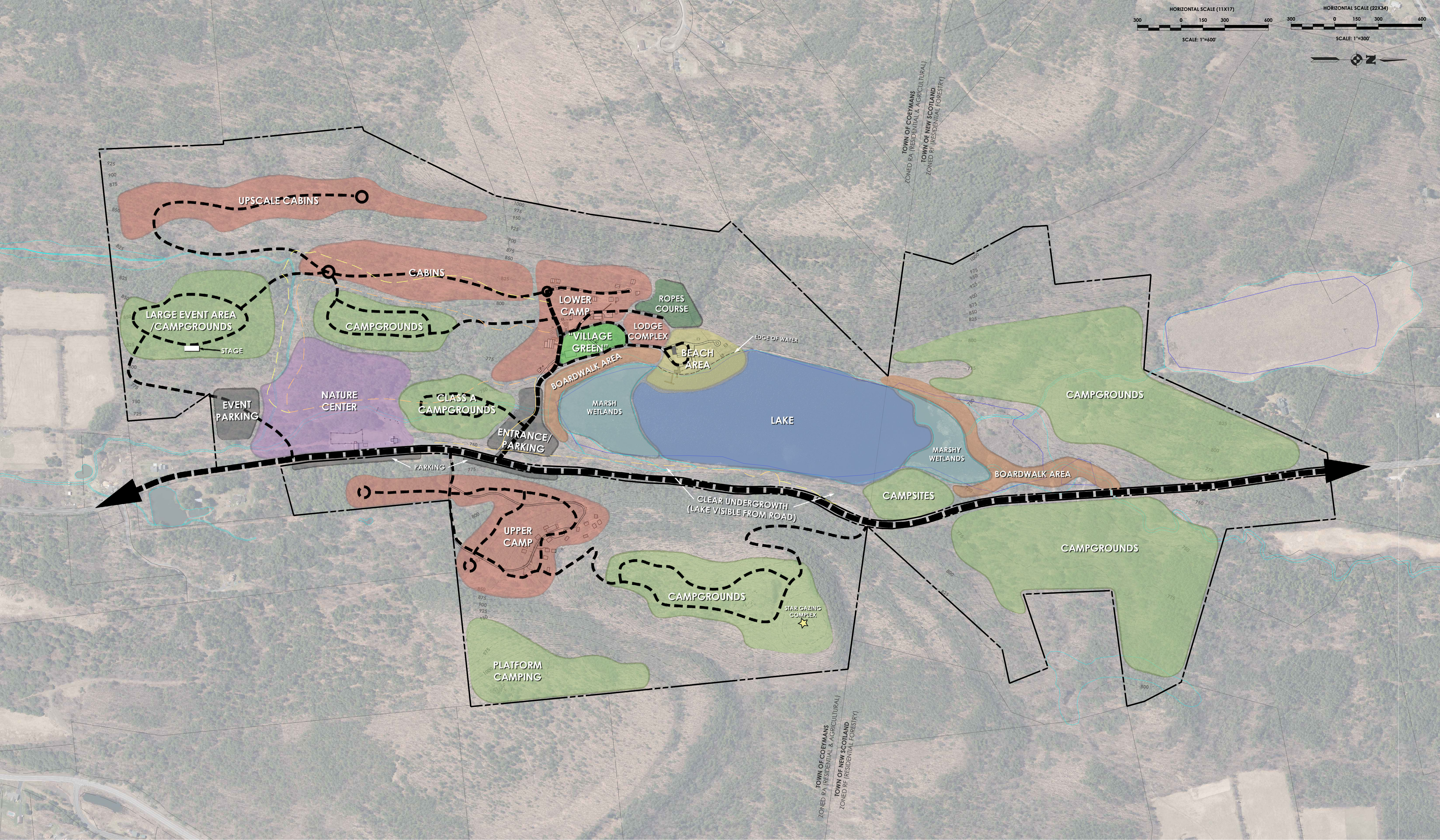
A small red wooden cabin with a chimney, situated on a grassy clearing surrounded by tall trees. A body of water is visible in the background, reflecting the sky and trees.

**PA** PASSERO ASSOCIATES  
engineering architecture

## PHASE 2 | LOWER CAMP IMPROVEMENTS

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LEGEND:

- 1 LOWER CAMP
- 2 UPPER CAMP
- 3A CABINS - CAMPING (UN-SERVICED)
- 3B CABINS - BASIC (SERVICED)
- 3C CABINS - UPSCALE
- 4 LODGE COMPLEX
- 5 VILLAGE GREEN
- 6 ROPES COURSE
- 7 BEACH AREA
- 8 LAKE
- 9A TRAILS - BOARDWALK
- 9B TRAILS - HIKING
- 9C TRAILS - MOUNTAIN BIKING ONLY
- 10A CAMPGROUNDS - RV PARK
- 10B CAMPGROUNDS - CAMPER/TRAILER
- 10C CAMPGROUNDS - TENT SITES
- 10D CAMPGROUNDS - PLATFORM CAMPING
- 11 NATURE CENTER
- 12 LG EVENT AREA
- 13 PARKING





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# SITE PROGRAM

## *Lawson Lake*

### 1. Lower Camp

- Upgrade/repair existing cabins/facilities
- Add more cabins
- Double size of amphitheater
- Improve infrastructure

### 2. Upper Camp

- Upgrade/repair existing cabins/facilities
- Add more cabins
- Double size of amphitheater
- Improve infrastructure

### 3. Cabins - 3 Levels of Quality:

- a) Camping: structure only, not serviced
- b) Basic: fully serviced, nothing fancy
- c) Upscale: fully serviced, higher end

### 4. Lodge Complex – Terraced – Built into hill

- Food Service
- Hotel-style lodging
- Conference rooms
- Event room(s)
- Indoor + Outdoor Amenities – seating areas, etc
- Spa - swimming pool, hot tub, sauna, locker rooms

### 5. Village Green (similar to a campus quad)

- Large, flat, open area in the middle of everything (regrade N side to expand)
- Multi-purpose: sports and recreation, yard games, archery, group games, etc

### 6. Ropes Course

### 7. Beach Area

- Splash Pad
- Beach Volleyball Courts
- Storage for kayaks, canoes, other water sports
- Wibit
- Parking

### 8. Lake

- Water sports: jumping/diving platform, swimming, kayak, canoe, paddle boarding, peddle boats,
- **Winter: Pond hockey, Ice fishing, “winter village”**

### 9. Trails – for hiking, mtn biking, walking, CC-skiing (winter), etc:

- a) Boardwalks – through marshy wetlands
- b) Dirt – through wilderness, most trails
- c) Mountain biking only

### 10. Campgrounds

- a) Class A Campgrounds: fully amenitized, paved RV parking, utility hook-ups, bath house,
- b) Camper/trailer campgrounds
- c) Tent sites
- d) Platform camping

### 11. Nature Center

- Birding watching
- Animals
- Community Gardens
- Trails w/ info
- Gardens (butterfly garden)


### 12. Large Event Area/Campgrounds

- Available for camping when not used for events
- Stage a bottom, audience area set into hill above stage
- Could host concerts, services, festivals, group games/events, etc.
- Lodging around the rest of the site supports multiple day events
- Parking along road leading to event area

### 13. Parking

- At entrance - offset from entrance rd. for landscape buffers, open view to lake, additional +/-120 spaces
- Roadside – parallel parking
- At cabins - fully service cabins will include a driveway/parking space(s)
- Event Parking – in lot, along road leading to the event area



<div><div></div><div>Lawson Lake County Park</div></div>									<div><div>PA</div><div>PASSERO ASSOCIATES</div><div>engineering architecture</div></div>	
					10%	5%	10%		20%	
Description of Scope	Qty.	Unit	Cost	Subtotal	Estimating Contingency	Escalation	Construction Contingency	Total With Contingencies	Incidental Expenses	Subtotal Project Cost
Phase 1 - Upper Camp										
Upper Camp Site										Subtotal
Select Gravel Roadway Improvements	1	LS	\$10,000	\$10,000	\$1,000	\$550	\$1,155	\$12,705	\$2,541	\$15,246
										\$15,246
Upper Camp Utilities										
Waterline	3,000	LF	\$225	\$675,000	\$67,500	\$37,125	\$77,963	\$857,588	\$171,518	\$1,029,105
Water supply improvements	1	LS	\$30,000	\$30,000	\$3,000	\$1,650	\$3,465	\$38,115	\$7,623	\$45,738
Gravel Roadway Improvements	1	LS	\$5,000	\$5,000	\$500	\$275	\$578	\$6,353	\$1,271	\$7,623
Demo + Electrical poles + wiring + appurtenances	1,800	LF	\$45	\$81,000	\$8,100	\$4,455	\$9,356	\$102,911	\$20,582	\$123,493
										\$1,205,959
Upper Camp Structures										
Cabin Maintenance - replace stone piers, msc structural repairs, roofing, paint, electrical upgrades, HC accessibility	15	EA	\$34,000	\$510,000	\$51,000	\$28,050	\$58,905	\$647,955	\$129,591	\$777,546
Lodge Maintenance	1	EA	\$75,000	\$75,000	\$7,500	\$4,125	\$8,663	\$95,288	\$19,058	\$114,345
Bathhouse	1	EA	\$50,000	\$50,000	\$5,000	\$2,750	\$5,775	\$63,525	\$12,705	\$76,230
										\$968,121
Subtotal				\$1,436,000	\$143,600	\$78,980	\$165,858	\$1,824,438	\$364,888	\$2,189,326





Description of Scope	Qty.	Unit	Cost	Subtotal	Estimating Contingency	Escalation	Construction Contingency	Total With Contingencies	Incidental Expenses	Subtotal Project Cost	
Phase 2 - Lower Camp											
Lower Camp Utilities											
Demo + Electrical poles + wiring + appurtenances	2,100	LF	\$45	\$94,500	\$9,450	\$5,198	\$10,915	\$120,062	\$24,012	\$144,075	Subtotal
											\$144,075
Lower Camp Structures											
Building 13											
New door to provide access to deck	1	EA	\$1,200.00	\$1,200	\$120	\$66	\$139	\$1,525	\$305	\$1,830	
Replace windows w/operable insulated and screen	8	EA	\$350.00	\$2,800	\$280	\$154	\$323	\$3,557	\$711	\$4,269	
Spray foam insulate walls, underside of roof and floor	1,080	SF	\$3.50	\$3,780	\$378	\$208	\$437	\$4,802	\$960	\$5,763	
Provide HC accessible ramp to deck	1	LS	\$3,200.00	\$3,200	\$320	\$176	\$370	\$4,066	\$813	\$4,879	
Replace existing door	1	EA	\$1,200.00	\$1,200	\$120	\$66	\$139	\$1,525	\$305	\$1,830	Subtotal
replace center mid span floor beam	1	LS	\$4,200.00	\$4,200	\$420	\$231	\$485	\$5,336	\$1,067	\$6,403	\$24,973
Building 15											
New door to provide access to deck	1	EA	\$1,200.00	\$1,200	\$120	\$66	\$139	\$1,525	\$305	\$1,830	
Replace windows w/operable insulated and screen	8	EA	\$350.00	\$2,800	\$280	\$154	\$323	\$3,557	\$711	\$4,269	
Spray foam insulate walls, underside of roof and floor	1,080	SF	\$3.50	\$3,780	\$378	\$208	\$437	\$4,802	\$960	\$5,763	
Provide HC accessible ramp to deck	1	LS	\$3,200.00	\$3,200	\$320	\$176	\$370	\$4,066	\$813	\$4,879	
replace damaged fascia from woodpeckers	1	LS	\$5,500.00	\$5,500	\$550	\$303	\$635	\$6,988	\$1,398	\$8,385	
Replace existing door	1	EA	\$1,200.00	\$1,200	\$120	\$66	\$139	\$1,525	\$305	\$1,830	Subtotal
replace center mid span floor beam	1	LS	\$4,200.00	\$4,200	\$420	\$231	\$485	\$5,336	\$1,067	\$6,403	\$33,358
Building 24											
Replace windows w/operable insulated and screen	8	EA	\$350.00	\$2,800	\$280	\$154	\$323	\$3,557	\$711	\$4,269	
Spray foam insulate walls, underside of roof and floor	1,080	SF	\$3.50	\$3,780	\$378	\$208	\$437	\$4,802	\$960	\$5,763	
Replace existing stone foundation with new CMU pier blocks	1	LS	\$14,000.00	\$14,000	\$1,400	\$770	\$1,617	\$17,787	\$3,557	\$21,344	
Replace existing door	1	EA	\$1,200.00	\$1,200	\$120	\$66	\$139	\$1,525	\$305	\$1,830	Subtotal
replace center mid span floor beam	1	LS	\$4,200.00	\$4,200	\$420	\$231	\$485	\$5,336	\$1,067	\$6,403	\$39,609







Building 66 - Storage											
Repair broken floor boards	1	LS	\$2,500.00	\$2,500	\$250	\$138	\$289	\$3,176	\$635	\$3,812	
Replace windows	4	EA	\$350.00	\$1,400	\$140	\$77	\$162	\$1,779	\$356	\$2,134	Subtotal
Replace existing stone foundation with new CMU pier blocks	1	LS	\$8,000.00	<u>\$8,000</u>	\$800	\$440	\$924	\$10,164	\$2,033	\$12,197	
											\$18,143
Building 68 - Lunch hall											
Replace front porch and railing	1	LS	\$8,500.00	\$8,500	\$850	\$468	\$982	\$10,799	\$2,160	\$12,959	
Replace doors	4	EA	\$1,200.00	\$4,800	\$480	\$264	\$554	\$6,098	\$1,220	\$7,318	
replace center mid span floor beam	1	LS	\$32,000.00	\$32,000	\$3,200	\$1,760	\$3,696	\$40,656	\$8,131	\$48,787	
Masonry repairs at fireplace	1	LS	\$6,000.00	\$6,000	\$600	\$330	\$693	\$7,623	\$1,525	\$9,148	
Repair damaged metal roof	1	LS	\$4,200.00	\$4,200	\$420	\$231	\$485	\$5,336	\$1,067	\$6,403	
Replace windows	28	EA	\$350.00	\$9,800	\$980	\$539	\$1,132	\$12,451	\$2,490	\$14,941	Subtotal
Replace existing stone foundation with new CMU pier	1	LS	\$24,000.00	\$24,000	\$2,400	\$1,320	\$2,772	\$30,492	\$6,098	\$36,590	
											\$136,147
Building 72											
Client recommends demolition	1	LS	\$2,500.00	<u>\$2,500</u>	\$250	\$138	\$289	\$3,176	\$635	\$3,812	Subtotal
											\$3,812
Building - Lawson Cabin 1 (Red)											
Replace exterior doors	1	EA	\$1,200.00	\$1,200	\$120	\$66	\$139	\$1,525	\$305	\$1,830	
Replace windows	6	EA	\$350.00	\$2,100	\$210	\$116	\$243	\$2,668	\$534	\$3,202	Subtotal
Spray foam insulation	1	LS	\$10,000.00	<u>\$10,000</u>	\$1,000	\$550	\$1,155	\$12,705	\$2,541	\$15,246	
											\$20,277
Building - Lawson Cabin 2 (White)											
Replace exterior doors	1	EA	\$1,200.00	\$1,200	\$120	\$66	\$139	\$1,525	\$305	\$1,830	
Replace windows	6	EA	\$350.00	\$2,100	\$210	\$116	\$243	\$2,668	\$534	\$3,202	
Chimney repairs and flashing	1	LS	\$2,500.00	\$2,500	\$250	\$138	\$289	\$3,176	\$635	\$3,812	Subtotal
Spray foam insulation	1	LS	\$12,000.00	<u>\$12,000</u>	\$1,200	\$660	\$1,386	\$15,246	\$3,049	\$18,295	
											\$27,138
Subtotal				\$457,255	\$45,726	\$25,149	\$52,813	\$580,942	\$116,188	\$697,131	



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<div><div>Lawson Lake County Park</div></div>									<div><div>PA</div><div>PASSERO ASSOCIATES</div><div>engineering architecture</div></div>		
					10%	5%	10%		20%		
Description of Scope	Qty.	Unit	Cost	Subtotal	Estimating Contingency	Escalation	Construction Contingency	Total With Contingencies	Incidental Expenses	Subtotal Project Cost	
Phase 3 - Parking and Trails											
Lower Camp Lake Loop Trail System											
Trail around lake	4,000	LF	\$12	\$48,000	\$4,800	\$2,640	\$5,544	\$60,984	\$12,197	\$73,181	
Optional Stone dust	4,000	LF	\$13	\$52,000	\$5,200	\$2,860	\$6,006	\$66,066	\$13,213	\$79,279	
Select tree clearing and stump removal for trail	13	EA	\$2,000	\$26,000	\$2,600	\$1,430	\$3,003	\$33,033	\$6,607	\$39,640	
Boardwalk	1,300	LF	\$150	\$195,000	\$19,500	\$10,725	\$22,523	\$247,748	\$49,550	\$297,297	Subtotal
											\$489,397
Lower Camp Parking											
Parking - below existing cabins	10,000	SF	\$18.00	\$180,000	\$18,000	\$9,900	\$20,790	\$228,690	\$45,738	\$274,428	
Parking - parallel along road	15,000	SF	\$18.00	\$270,000	\$27,000	\$14,850	\$31,185	\$343,035	\$68,607	\$411,642	Subtotal
											\$686,070
Lower Camp Trail System											
Staircase connection to lower camp	1	LS	\$50,000	\$50,000	\$5,000	\$2,750	\$5,775	\$63,525	\$12,705	\$76,230	
Trail System (mulch, fabric)	15,000	LF	\$12	\$180,000	\$18,000	\$9,900	\$20,790	\$228,690	\$45,738	\$274,428	
Trail System (optional add, stone dust)	15,000	LF	\$13	\$195,000	\$19,500	\$10,725	\$22,523	\$247,748	\$49,550	\$297,297	Subtotal
Select tree clearing and stump removal for trail	50	EA	\$2,000	\$100,000	\$10,000	\$5,500	\$11,550	\$127,050	\$25,410	\$152,460	\$800,415
Lawson Lake Road NE Parking											
Parking along lake	7,500	SF	\$18.00	\$135,000	\$13,500	\$7,425	\$15,593	\$171,518	\$34,304	\$205,821	Subtotal
											\$205,821
Subtotal				\$1,431,000	\$143,100	\$78,705	\$165,281	\$1,818,086	\$363,617	\$2,181,703	