

**a proposal for**  
**Heritage Trails Center**  
**and Recreation Area**

**to**  
**Iron Range Resources**  
**and Rehabilitation Commission**

**by**  
**Architectural Resources Inc.**  
**Hibbing & Duluth Mn.**

June 6, 1974

PLANNING SERVICES PROPOSAL:      Heritage Trails Center and  
   Recreation Area  
   Schematic Design Phase

PREPARED FOR: Iron Range Resources and Rehabilitation Commission

PREPARED BY: Architectural Resources, Inc.  
                 Hibbing and Duluth, Minnesota

SCOPE OF SERVICES

- A. Comprehensive data already collected will be reviewed to provide an overall assessment of historic and culturally significant areas and trails, pioneer settlements (including buildings, artifacts, etc.), geological and archeological points of interest and more recent recreation developments. Emphasis will be placed on the regional aspects of the area and how the development will tie in and augment the existing and proposed regional recreation and tourism points of interest.
- B. A site survey will be prepared to facilitate the design phase of the project. Work shall include a boundary survey which will locate and delineate property corners, easements and rights-of-way; and a topographic survey which will locate and identify all surface features found within the parcel such as tree lines, existing structures, roads, trails and shorelines.
- C. A site plan will be formulated and shall consist of slope analysis; existing vegetation; climatic study including macro and micro factors; visual analysis pertaining to on and off site; utility needs including water, electrical and sewer; hydrology including surface drainage; regional needs and interests to the site; and a soils analysis. Steps above will include supporting diagrammatic sketches.
- D. A preliminary architectural program and preliminary design work will be developed and will include a written program with an analysis of space requirements and a descriptive program of functions for the Heritage Trails Center and Recreation Area. Following program development, review will be made with the designated liaison group prior to final program changes. Preliminary design work shall include review of state codes and federal requirements and all other regulations as necessary; preliminary floor plans of structures; preliminary elevations of structures; an outline of site improvements such as campsites, parking areas, beach improvements, etc; an outline specification for structural, mechanical and electrical systems

D. (continued)

and an estimate will be made of costs and a budget will be established. The environmental impact will be checked and recommendations made. The preliminary design concept will be presented to the designated liaison group.

- E. To assist the liaison group and to assist in the public knowledge of the project, a scale model will be constructed and shall show: the entire site and surrounding features, Heritage Center building, the proposed roadway and parking network, the tree cover, the campground area, and any other important visual amenities.
- F. Consultant staff attendance will be scheduled at critical administrative and public meetings where the project is being reviewed and promoted. Services will include review sessions with designated liaison group on specific plans, cost estimates and in addition will highlight progress-to-date.

Estimated completion time, Items A-F - 16-20 weeks.

Estimated costs, Items A-F, based on current fee schedule - \$10,000

## PROPOSED DEVELOPMENT PROGRAM

### 1. General Park Improvements\*

Road work, parking, water, sewer, electric service, landscape improvements, trails, lighting, survey, soil borings, concession building, existing building demolition, remove existing road, picnic tables, and grilles, tennis and volleyball courts, signs.

### 2. Campground Area

Road work, picnic tables, grilles, lighting, electric service, water, sewer, waste dump station, landscape improvements, clearing and grubbing, earthwork, campground control and service building.

### 3. Boat Launching

Parking, landscape improvements, boat launching docks and ramp.

### 4. Heritage Trails Center

General building construction, furnishings, displays, concrete walks, wood chip trails, road work, parking, landscape improvements, mechanical, electrical.

\*When referring to General Park Improvements, consideration will be given to adequate signage and interpretative trails that will be located in the adjacent Sabin-Wynne Lake vicinity.

APPLICATION PROJECT DEVELOPMENT COSTS FOR:  
HERITAGE TRAILS CENTER AND RECREATION AREA

PREPARED BY: Architectural Resources, Inc.  
Hibbing and Duluth, Minnesota

June 1974

AREA IDENTIFICATION AND DESCRIPTION

COST ESTIMATE

A. General Park Improvements

\$184,497.00

Road work, parking, water, sewer, electricity, landscape improvements, trails, lighting, soil borings, concession building, existing building demolition, replace existing road, picnic tables and grilles, tennis courts, restrooms at beach house.

B. Campgrounds

69,098.00

Road work, picnic tables, grilles, lighting, electricity, water, sewer, dump station, landscape improvements, clearing and grubbing.

C. Boat Launching

12,496.00

Parking, landscape improvements, boat launching docks and ramps.

D. Heritage Trails Center

152,769.00

Building, furnishings, displays, concrete walks, road work, parking, electricity, lighting, landscape improvements.

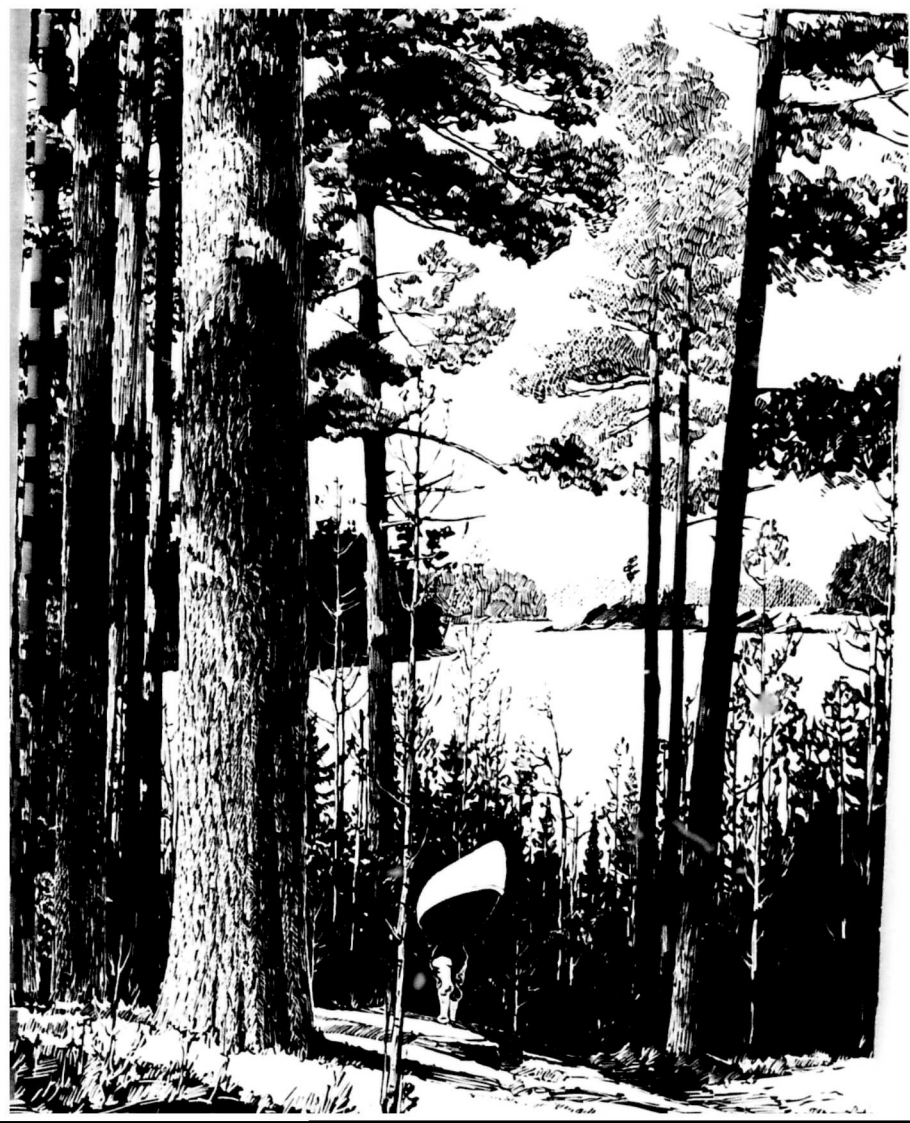
Construction Cost Sub Total -

418,860.00

E. Contingencies and Fees

TOTAL -

59,140.00  
\$478,000.00



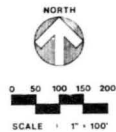


**architects**  
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STANLEY ROSEN  
**consultants**

## Discussion

**heritage trails center  
and recreation area**  
biwabic minnesota

**project no.** 3023  
date 11-24-76  
drawn by [signature]  
checked by [signature]



NOTE: CONTOURS SHOWN ARE APPROXIMATE ONLY.

