

2023

Rend Lake Conservancy District Lake Resort Development



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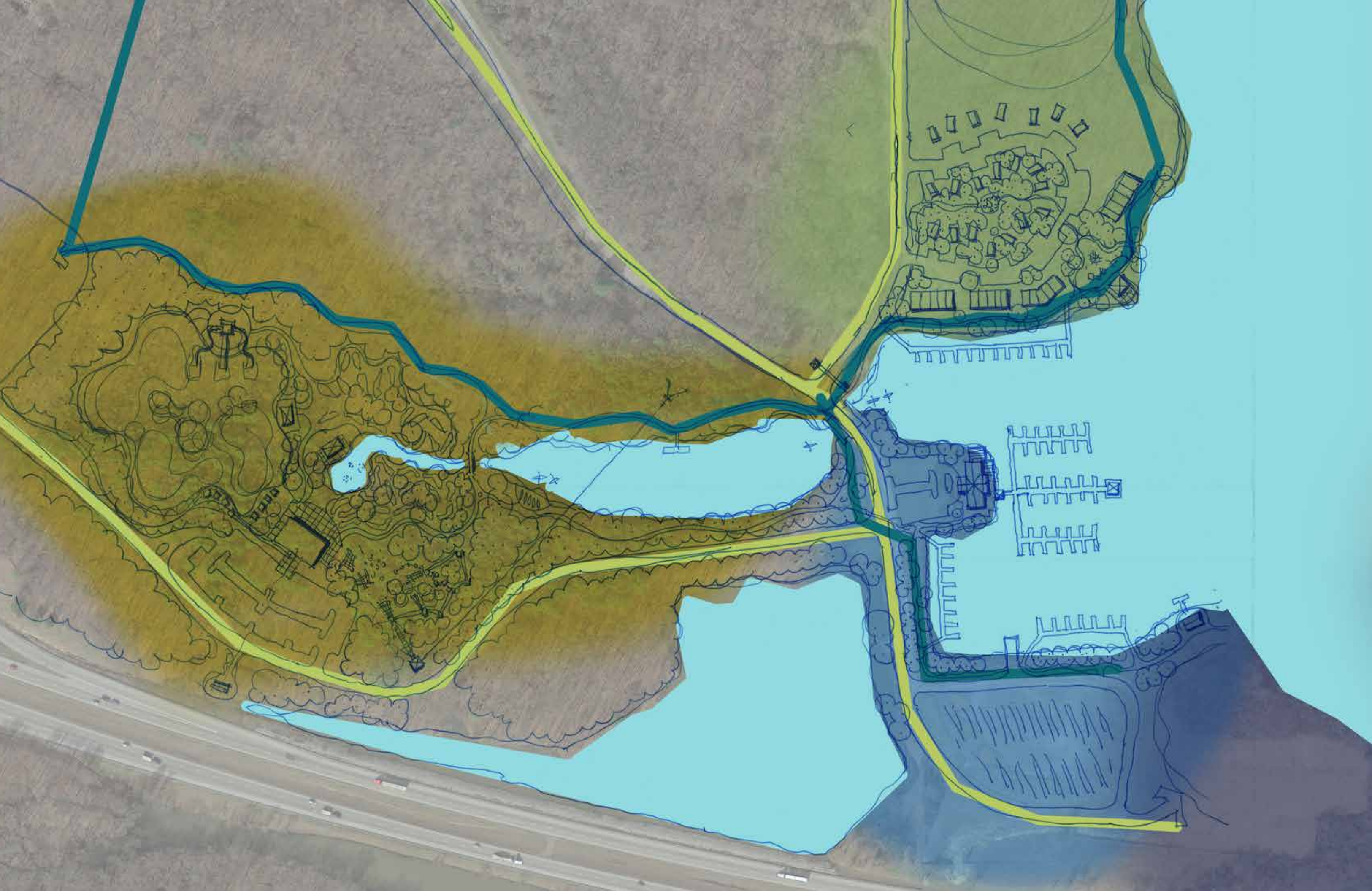
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* = Amenity not a part of Recreation Study in terms of Cost Opinion or Revenue Forecast





Section 1

Executive Summary

PROJECT INFORMATION

Rend Lake is the 2nd largest lake in Illinois. The lake covers over 19,000 acres and is surrounded by federal, state, and local government property. The Rend Lake Conservancy District is a local government agency that provides outdoor recreation for tourism and local citizen use.

The proposed development site is located on District property on the east side of the lake next to Interstate 57 and is already partially developed. Roads, water, sewer, and electric facilities are in place at much of the site. An existing boat ramp, 4 cabins, and a parking lot are located at one end of the property and a dredged marina site and parking lot are located at the other end of the property.

The District also owns and operates a 27 hole golf course, a 46 room lodge, and a 26 unit condo facility within 1/2 mile of the site.

Understanding of Scope

The Rend Lake Conservancy District (here within maybe referred to as Owner or Conservancy District in this report) in mid-2022, commissioned FGM Architects and associated consulting teammates to provide a planning study of planned future recreational amenities and features at the Gun Creek area owned and operated by the Conservancy District. This planning study had been solicited by the Rend Lake Conservancy District with a published Request for Proposal (RFP). This RFP was explicit and direct in the goals of the future recreational amenities and facilities desired for the overall development of this Gun Creek area of land. Beyond very descriptive written listings and general narratives of the proposed developments provided in the RFP, there was also a preliminary conceptual layout drawing or Future Use Exhibit of planned amenities and improvements desired for the property as outlined in the RFP.

The RFP outlines the planned further developing of the Owner's recreation site by adding a new marina, new rental condo and perhaps cabin lodging, a new recreational activity center complete with an aquatic feature, two (2) 18-hole miniature golf courses and a ropes climbing course. The introduction to each Section within this report includes direct from the Owner's RFP the exact outlined descriptions of each facility and amenity.

Early in the selection of the FGMA team, it was acknowledged that Mr. Keith Thomason, General Manager of the Rend Lake Conservancy District, would be our Owner contact for the study and that information requested or communication of further understanding would be between the FGMA team and Mr. Thomason. As needed the understanding would be that Mr. Thomason would be the liaison to the greater Rend Lake Conservancy District Board Members throughout the planning study as needed.

Through communication direct with Mr. Thomason after the study award to the FGM Architects team and as outlined in the formal project RFP, the following study objectives and scope of the study deliverables were understood as:

- Evaluation and improvement on the preliminary concept design prepared initially by the Owner.
 - o Improvement would be thought to be an improved design concept layout drawing.
- Preparation of illustrative drawings, photos, examples of the site and proposed facilities outlined within the RFP.

- o Further communication clarified, this was noted that these could be provided as photo examples of firm completed projects, facilities, etc. OR other installed (non-team completed) facilities that we thought could represent either a building size, shape, space amenity or even material cladding and design style intended.

- Prepare a narrative description of the site and proposed facilities outlined with the RFP – meant to accompany the illustrative drawings/examples to communicate design intent, approx. size and intended materials.

- Preparation of construction cost estimates for each facility and amenity outlined in the RFP.

- o Further communication clarified, that certain utility extensions – water and sewer, existing roadway and parking improvements and even certain amenity aspects (docks for example at the marina) would be completed separate by the Rend Lake Conservancy District with their own labor, staff and funding and would not need to be included into the final cost estimate opinions.

- o New planned parking, roadways to amenities, facilities and buildings should be shown in the planned improvement design concept layout drawing.

- Preparation of operating cost estimates for the full development as proposed.

- o It was noted in the RFP and further communicated that given the proposed site location, attracting a large, dedicated workforce at reasonable wages has become difficult in the region and that design considerations for the amenities should be noted to be able to be operated with minimal staffing needs.

- Preparation of revenue estimates for the full development as proposed.

The full study objectives were agreed to be delivered in a final report summarizing all the work; within you should find the FGM Architects and associated consulting teammates, summation and evaluation of the full study objectives.

Observations and Site Photos

The project site is located on the east side of Rend Lake, Illinois, west of I-57 and north of Hwy 154. Three existing roads are located on the site: Larry E. Foster Parkway, Wren Way, and Golf Course Drive. Larry E. Foster Parkway connects the main entry to the most northern edge, weaving through the center of the site. Wren Way is an outer road, bordering the eastern edge of the site and reconnecting to Larry E Foster Pkwy in the north. An old Road, Golf Course Drive, extends west from Larry E Foster Pkwy on the northern portion of the site and dead ends approximately 80 yards from the Rend Lake shoreline.

In addition to Rend Lake, two smaller water bodies exist on the northern end of the site. One is an approximate two-acre pond between Larry E. Foster Parkway and Wren Way and the other an approximate 8.6-acre lake between Wren Way and I-57.

The topography of the site has a total elevation change of approximately 50 feet from the south entry to the northern edge.

The approximately 200-acre site is vegetated with a stand of oak forest, with some pockets of pines intermixed. Mowed turf areas are located along Hwy 154, at the site entry, the existing lake access and boat launch, and next to the Hwy 154 bridge.

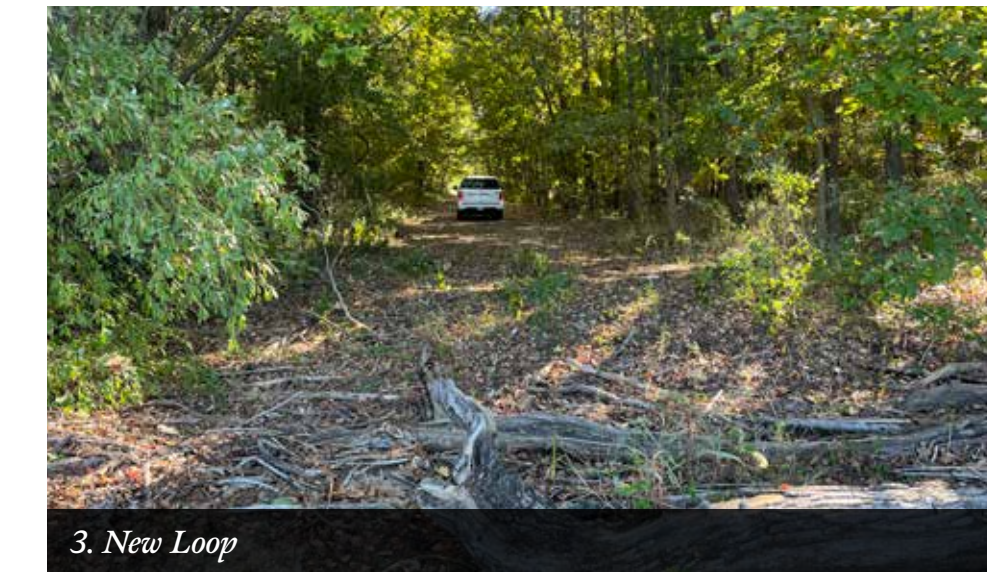
The lake edges along Rend Lake are a mix of shallow rock/sand banks to rock outcroppings, with diverse habitats of forests and water edge forbs and grasses.



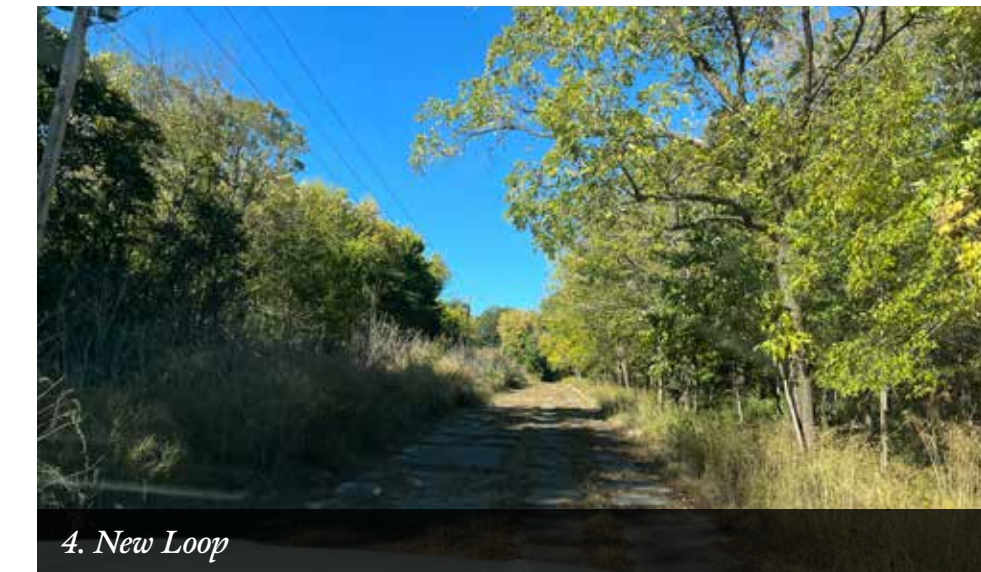
1. Resort Entry



2. Larry E Foster Parkway



3. New Loop



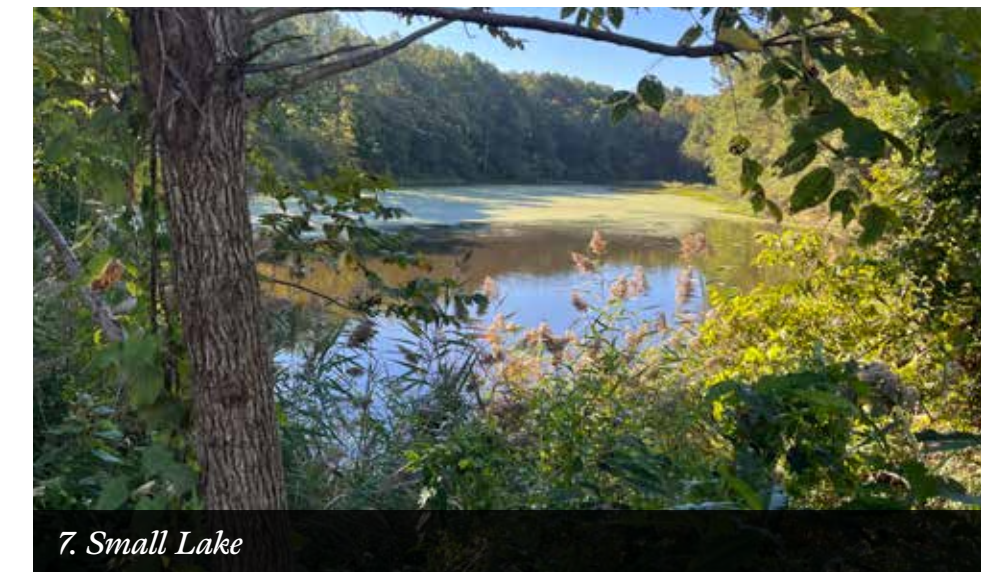
4. New Loop



5. Rend Lake Shoreline



6. Rend Lake Shoreline



7. Small Lake



8. Vehicle/Trailer Parking Site



9. RV Park Site

Overall Resort Design Development Sketches

The design team has been asked to include a Recreational Activity Center, a Marina, an RV Park, and Lodging in the Recreational Development Planning Study.

The design team developed two options for the development:

The first option includes the development of the Recreational Activity Center in the center of the site along Larry E. Foster Pkwy, the Marina at the cove to the north with lodging along the western edge of the cove, the RV park in the open field in the northeast and a series of pods for cabins / yurts along the western edge of the Rend Lake shoreline. This option includes the opportunity to develop a hotel at the lake next to I-57, with great visibility from the interstate and access to amenities along the adjacent smaller lake. An internal trail system accessible by foot, bike, and golf cart, connects all amenities for guest and visitors.

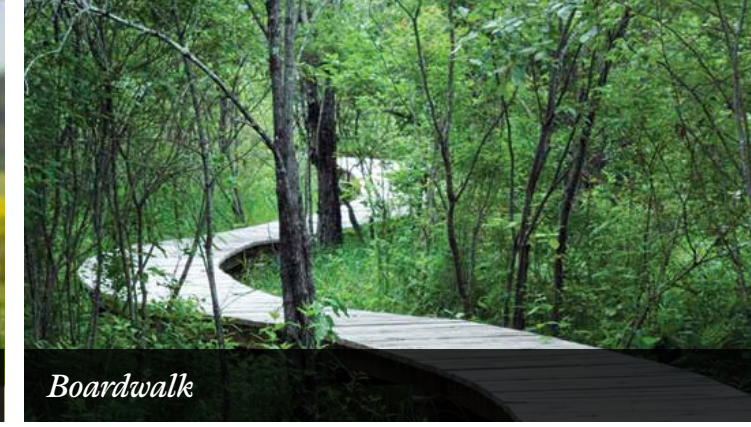
The second option maintains the locations for the Marina, the cabin / yurt pods, and RV park as placed in option #1. This concept, however, explores the location of the Recreational Activity Center along Wren Way to take advantage of visibility from the interstate. A hotel site to the south of the activity center is also proposed in this option. Internal trail systems as designed in the first concept are included as well.



Rustic Nature Trail



Paved Bike Trail



Boardwalk



Bird Watching

Rend Lake Resort Development Plan

Entering the Lake Resort Development from Hwy 154, Larry E. Foster Pkwy provides access to the hub and center piece of the Resort – the Marina, which is located at the northern edge of the site in a cove of Rend Lake. The Marina includes a store, restaurant, and lakeside outdoor seating to overlook the lake, boats, and docks. Just east of the marina, a boat launch with trailer parking allows for easy access to the lake and a safe place to park while visitors enjoy boating, kayaking, water skiing, jet skiing, and other variety of activities that are provided.

The full hook RV park is within a 5-minute walking distance to the marina and provides amenities like shower house and restroom, a pavilion with a fire pit along the shoreline, incredible views of the lake and sunsets, playgrounds, and a dump station. The extended network of trails and boardwalks connects the RV park to the entire resort. Existing woodlands along the edges with additional proposed canopy and decorative tree plantings add to a pleasant visitor experience.

To the west of the marina cove, a series of cabin / yurt / tiny house pods, each having a one-way loop, are nestled into existing woodlands. Each loop will have access to trails connecting to the playground, lake overlook and fire pit, creating a cohesive trail system for the resort.

On the east side of Larry E. Foster Pkwy, a Recreational Activity Center is nestled into the woodland. In addition to the activity center itself, this area will provide parking, a water play area, two miniature golf courses, an adventure play area, rentable pavilions, and a golf cart rental station and barn. The 1.5-mile golf cart trail is connected to all amenities of the resort, including the golf course south of Hwy 154. These trails through the resort and along the Rend Lake shoreline are also inviting for visitors interested in biking, hiking, and running.

An option to place a hotel on the eastern edge of the resort is included in both concepts, located near a smaller lake with great visibility from I-57. The hotel would include an event / conference center, water access, lakeside amenities, fire pits, illuminated fountains, and connections to the resort trail system. From this hotel location, the Marina is within 5-minute walking distance and the Recreational Activity Center is an even shorter distance, connected via a wood structure bridge.



Recreational Activity Center

The parking lot entry off Larry E. Foster Pkwy is located within a grove of trees, of which the most signature trees are to be preserved during the design layout to provide shade and maintain the existing wildlife habitat. A pedestrian spine leads around the edge of this lot to the main entry of the Activity Center, serving as a central access hub for this amenity. Nestled into existing woodland, the Activity Center includes two miniature golf courses, a water play area and an adventure play area. Aligned with the recreational building is a pavilion central to all amenities, which can be rented for visitor events. Another rentable pavilion is located within the water play area, and another can be added to the adventure play area if desired.

The maintenance facilities and golf cart barn are located to the southwest, with efficient access to Larry E. Foster Pkwy. An adequate depth of woodland buffer will screen the facilities from views.

A centrally located pond is connected through a series of waterfalls to an existing small lake north of the main amenities. Water pumped from that lake to the central pond within the activity area flows back to the north, improving the water quality and adding habitat for wildlife, as well as providing great experiences for guests.



- KEY
- 01 Water Activity
 - 02 Miniature Golf
 - 03 Ground Based Adventure Play
 - 04 Parking
 - 05 Activity Center
 - 06 Maintenance
 - 07 Golf Cart Barn
 - 08 Water Feature
 - 09 Pedestrian Bridge (Future)
 - 10 Trail (Biking, Hiking, Golf Carts)
 - 11 Family Pavilion
 - 12 Cabana



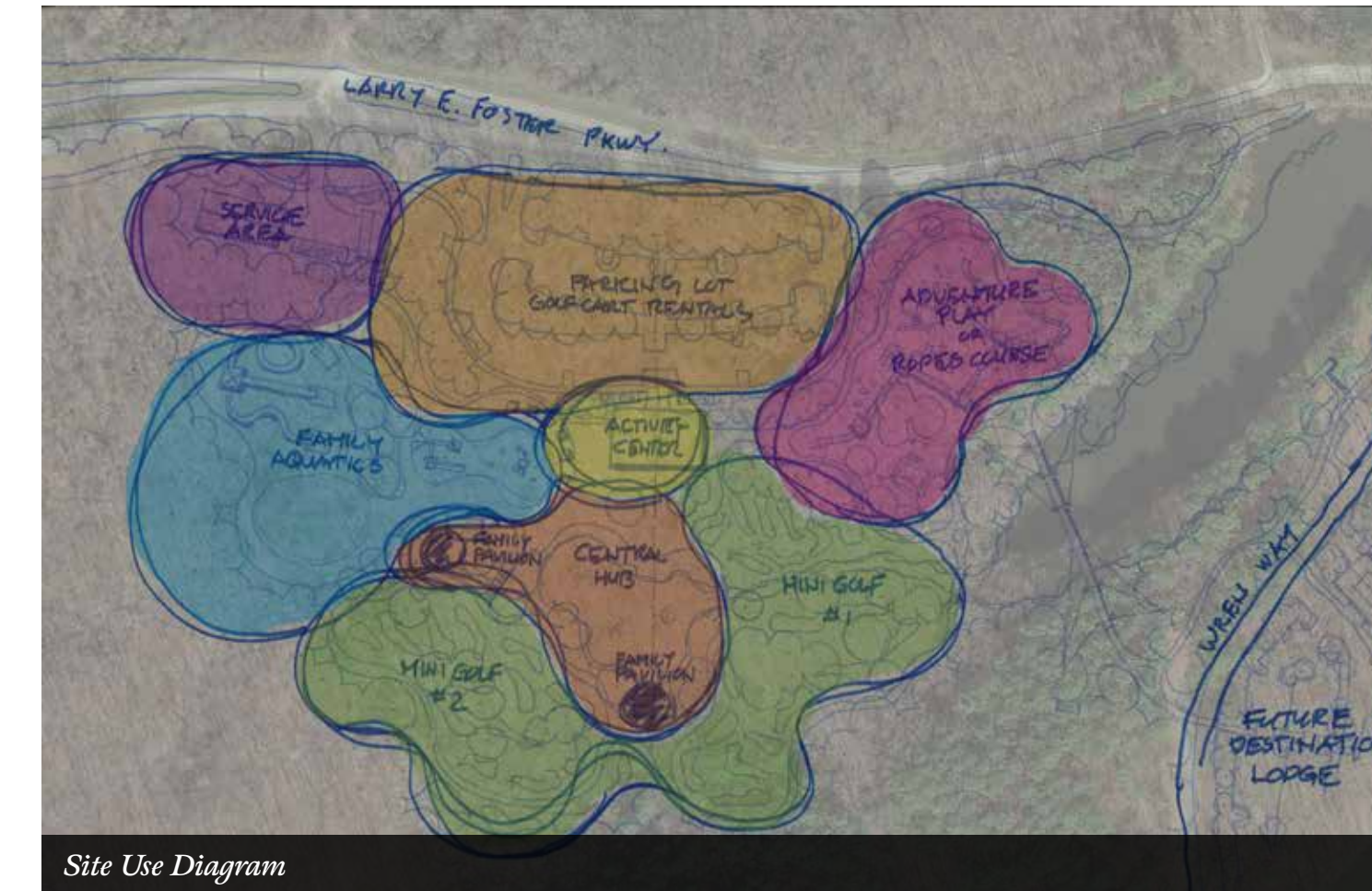
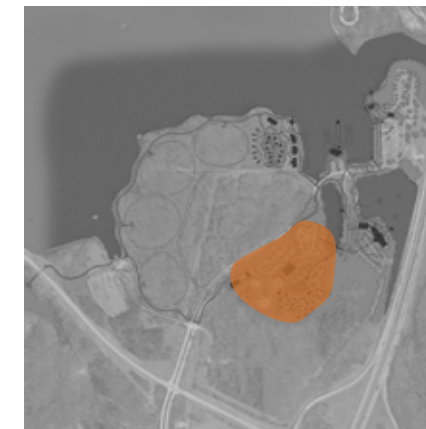
Ropes Course



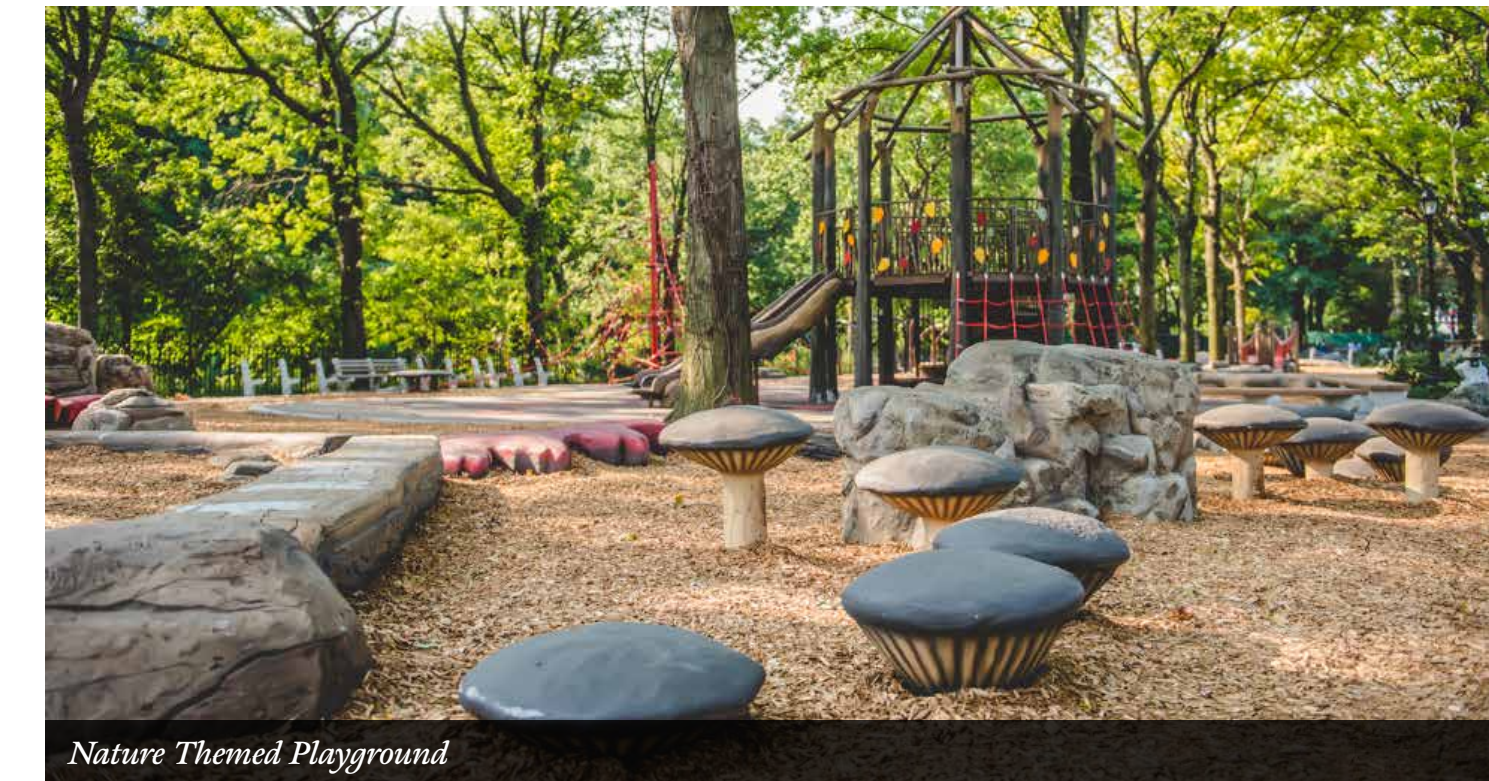
Festoon Lighting and Family Pavilion



Miniature Golf



Site Use Diagram



Nature Themed Playground



Play Sculpture



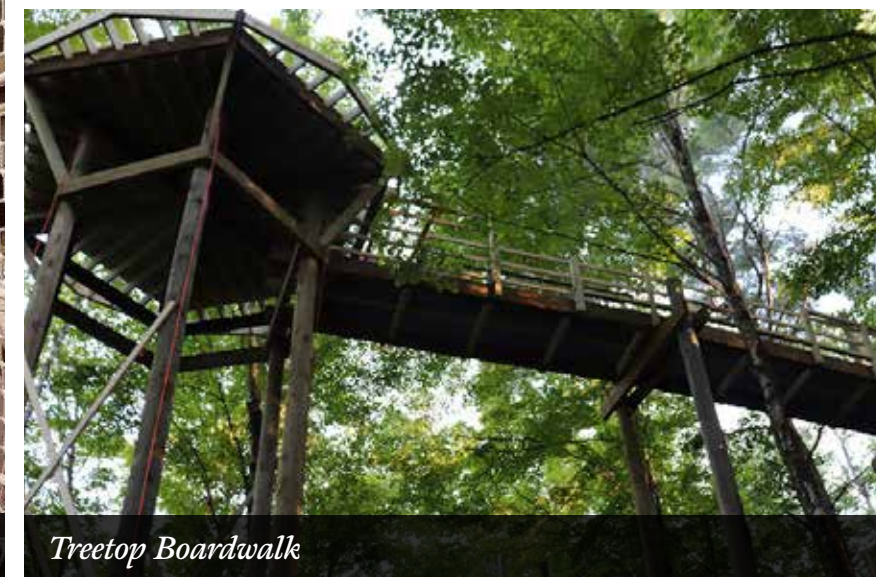
High Ropes Adventure Course



Rope course play for all ages.



Rope course play for all ages.



Treetop Boardwalk

An area within the woodland on the south side of the Activity Center is proposed to be cleared to create the water play amenity. Some signature trees should be maintained to allow for shading and creation of rooms for each of the various water play areas.

The two miniature golf courses are to be laid out between the existing trees, in order to maintain as much of the existing woodland and signature trees in the area as possible. Sidewalks, water features, amenities and miniature golf play areas meander through the woodland. Native landscape plantings along pathways and play areas add to the natural landscape beauty and promote wildlife and pollinators. The style of light fixtures along the pathways complements the natural setting.

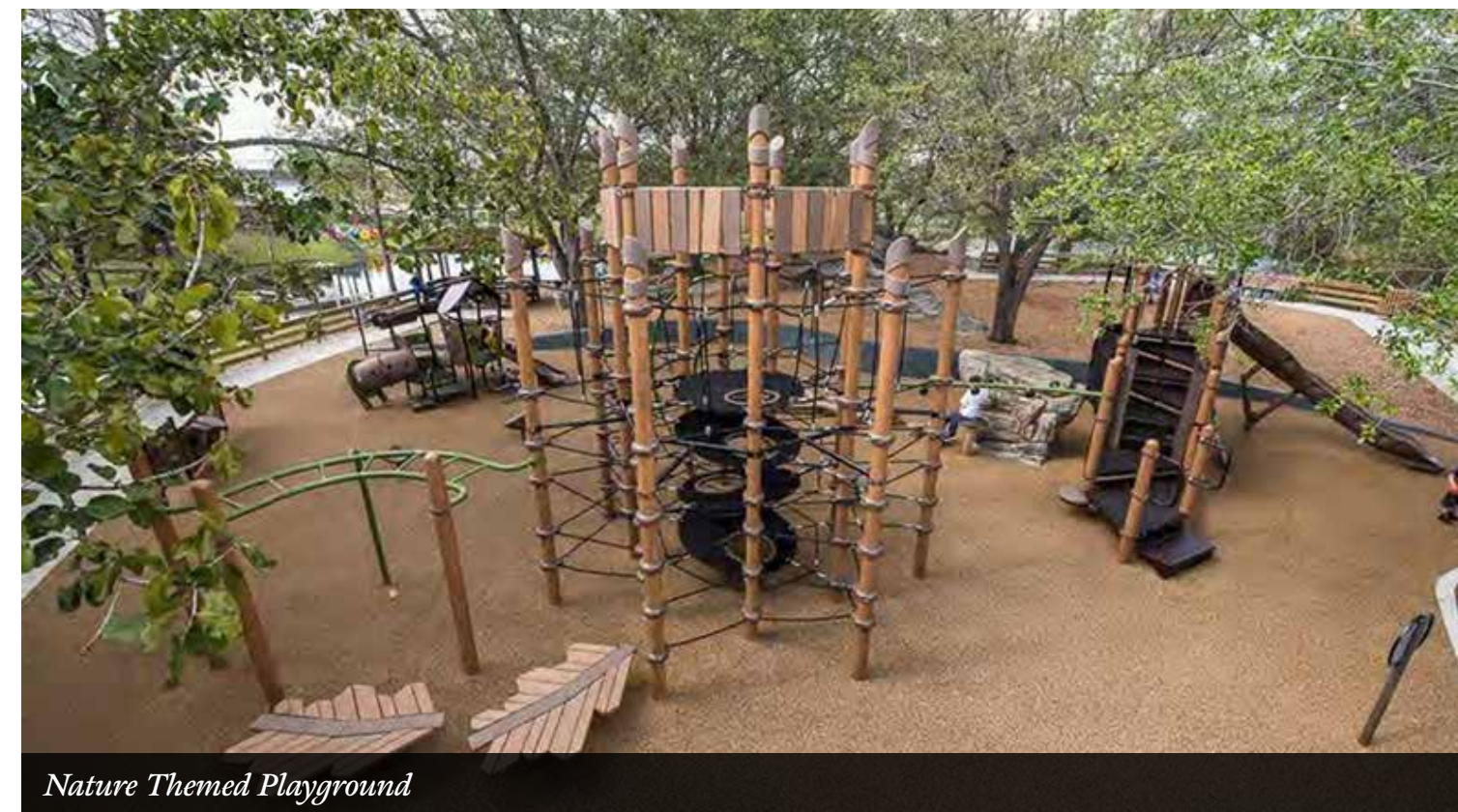
At the north end of the activity area, visitors have the opportunity to experience an adventure play area, that could be developed as a ground-based play area, a high rope adventure course within the tree canopies, or a combination of both. A high rope component would require further staffing for safe operations. The adventure play area is adjacent to the small lake within the development, which enables guests to experience natural wildlife and aquatics amenities, such as fishing decks, kayaking, and similar water related activities. A bridge could connect visitors from the activity center to a potential future hotel to the east.



Nature Themed Ground-Based Play Area



Log Steppers and Nature Themed Playground



Nature Themed Playground



Treetop Play Tower for High Ropes Course



Tower Play



Sprayground



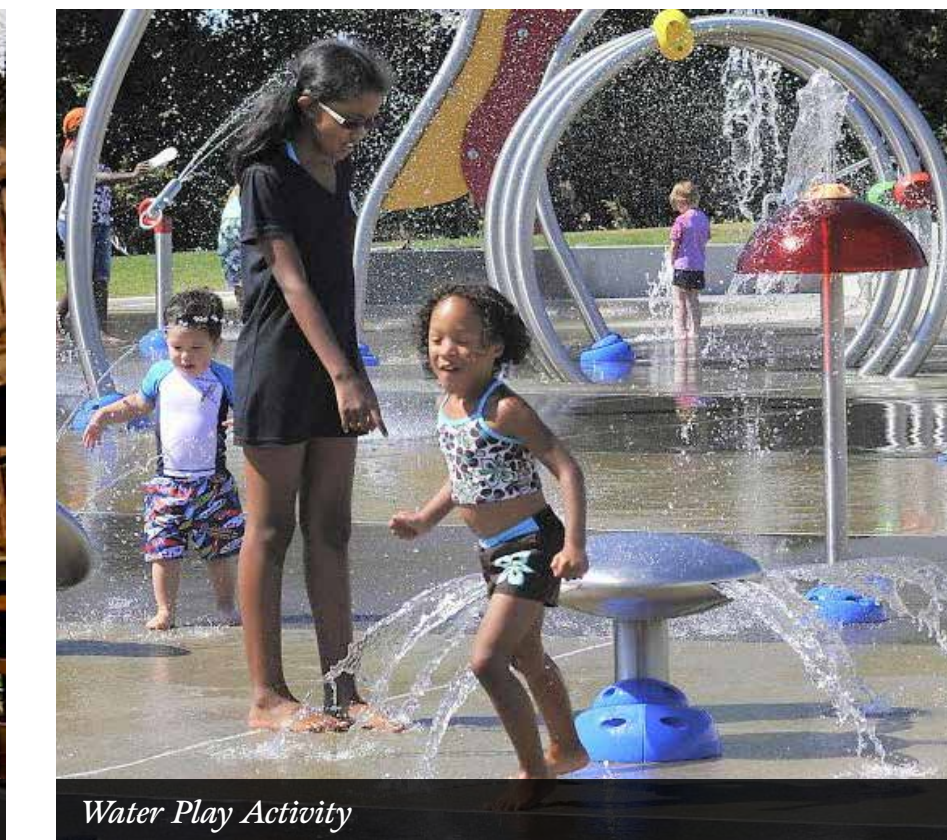
Nature Themed Water Play



Cabanas



Nature Themed Playground



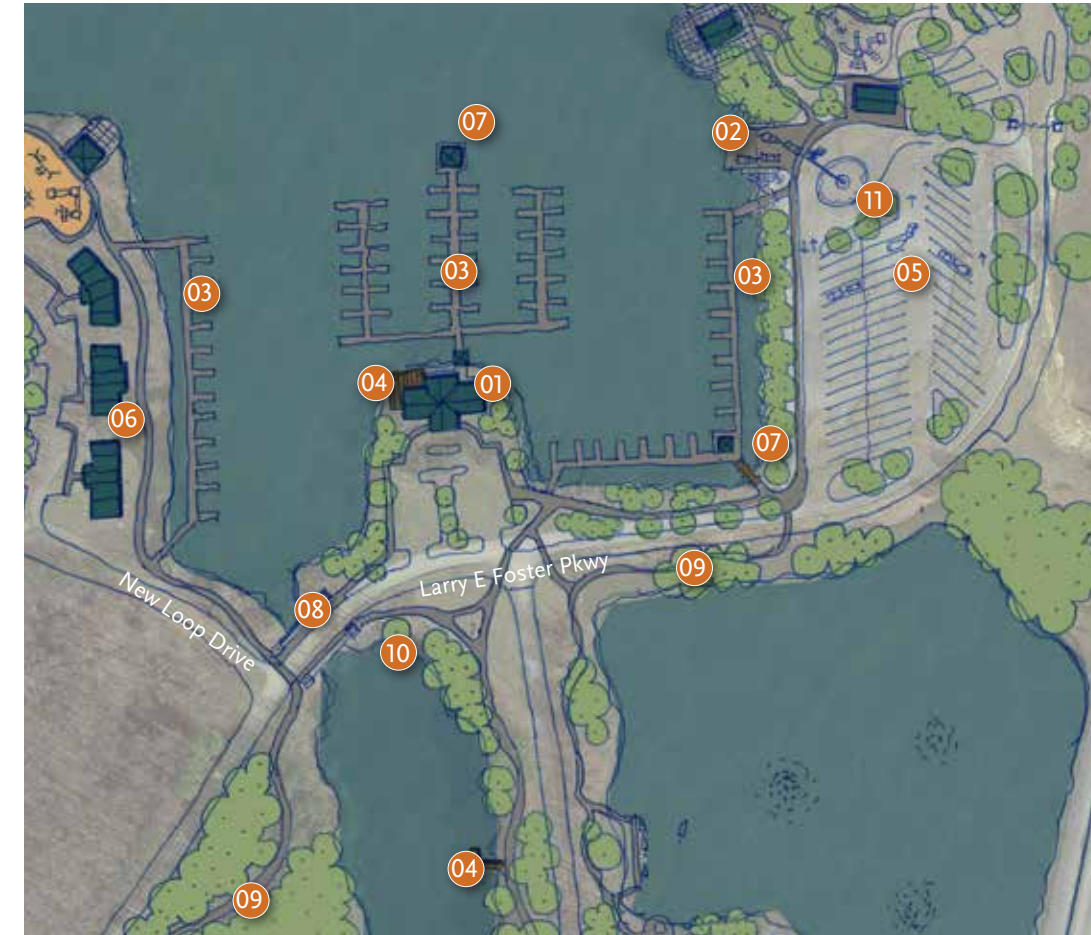
Water Play Activity



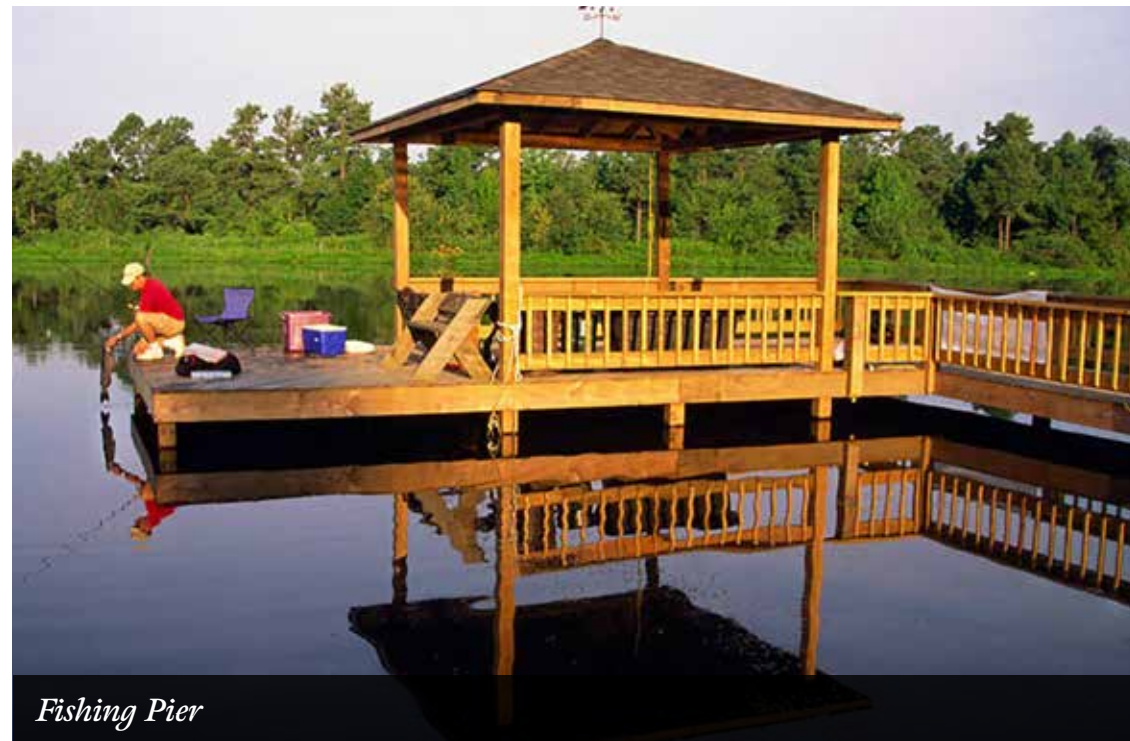
Nature Themed Spray Park

Marina

The Marina, located at the northern point of Larry E. Foster Pkwy, is the main attraction and central amenity of the district lake resort development. The marina store and restaurant are placed centrally on a small peninsula, overlooking the floating dock and boat slips. A restaurant deck invites visitors to stay and observe daily activities while enjoying food and drinks with family and friends. The marina cove is sheltered from winds by woodlands along the western shoreline, providing a calm and safe environment for boating. Pedestrian trails are accessible from the marina and nearby parking lot, inviting guests to walk around the cove to marina overlooks and pavilion to the north. These trails also connect to the larger resort network, golf cart trail system, and adjacent amenities such as the recreational activity center, future hotel, and other lake activities. A kayak rental provides the opportunity to explore the aquatic shoreline wildlife of Rend Lake as well as the smaller lakes to the south. A water / hydraulic connection from the marina to the small lake to the south invites visitors to explore wildlife and serves as circulation between the two water-bodies for improved water quality.



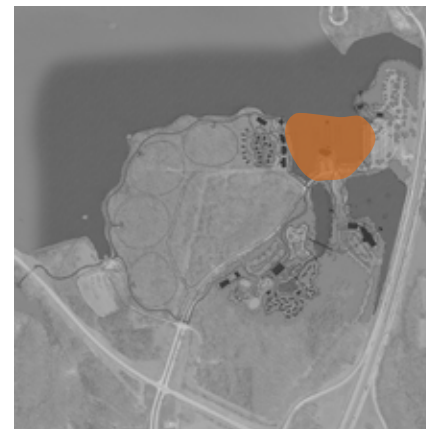
- KEY**
- 01 Marina/Store
 - 02 Boat Launch
 - 03 Floating Docks
 - 04 Outdoor Dining
 - 05 Trailer Parking
 - 06 Lodging
 - 07 Dock Pavilion
 - 08 Bridge
 - 09 Trail (Biking, Hiking, Golf Carts)
 - 10 Hydraulic Connection
 - 11 Large Flagpole



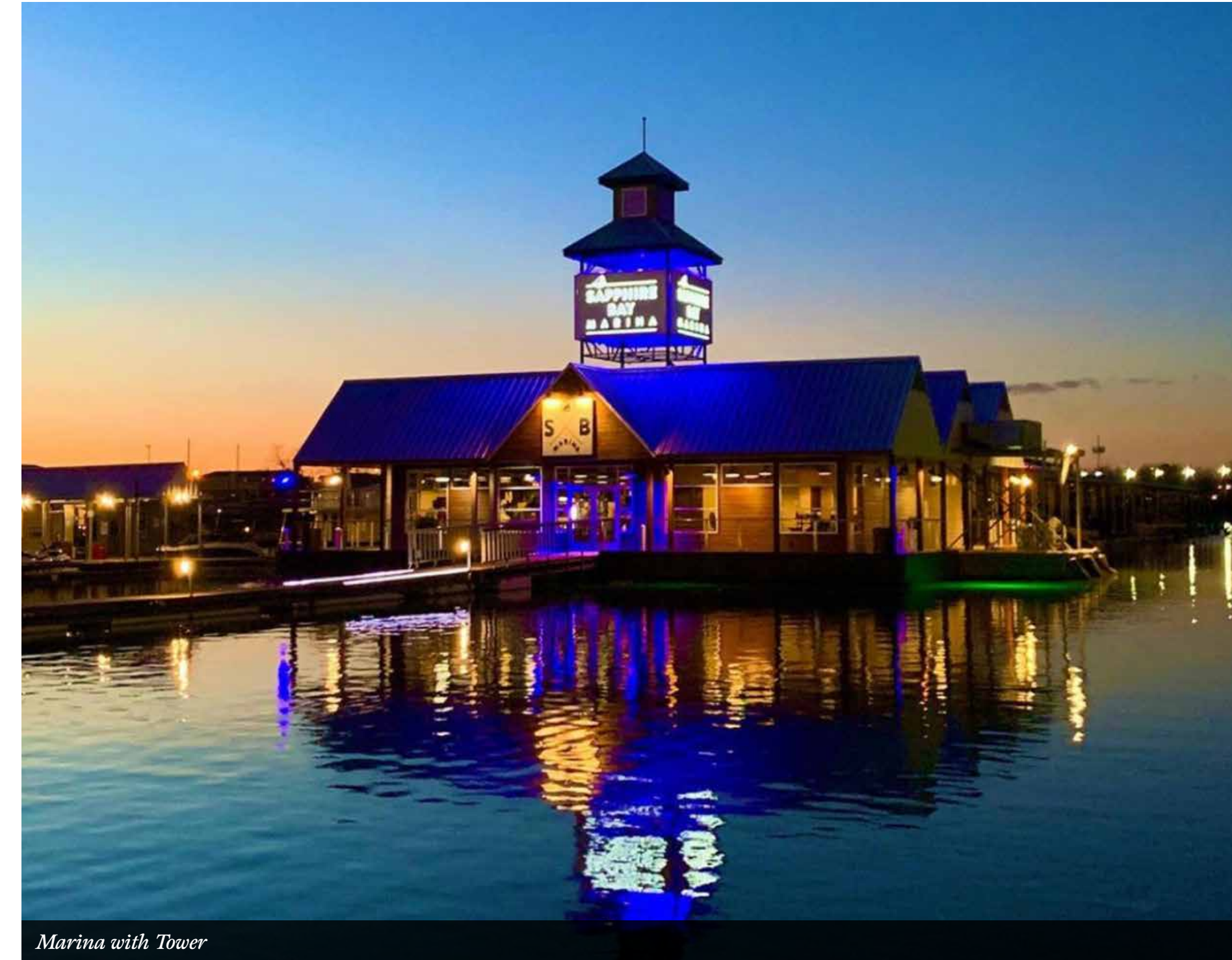
Fishing Pier



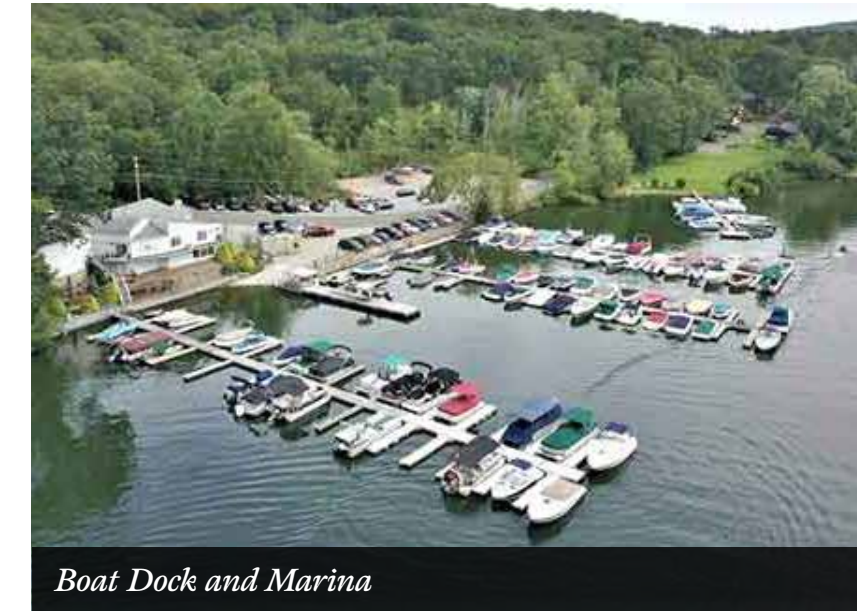
Shop for convenience items and grocery.



Located on the east side of the marina cove is the boat launch and vehicle/trailer parking. This parking lot to be re-configured to allow for one way circulation and pull through parking stalls if desired. The multi-functional layout of the parking lot shares the restroom and event pavilion with the RV park to the north and can be used for various events, such as fishing tournaments.



Marina with Tower



Boat Dock and Marina



Outdoor Dining

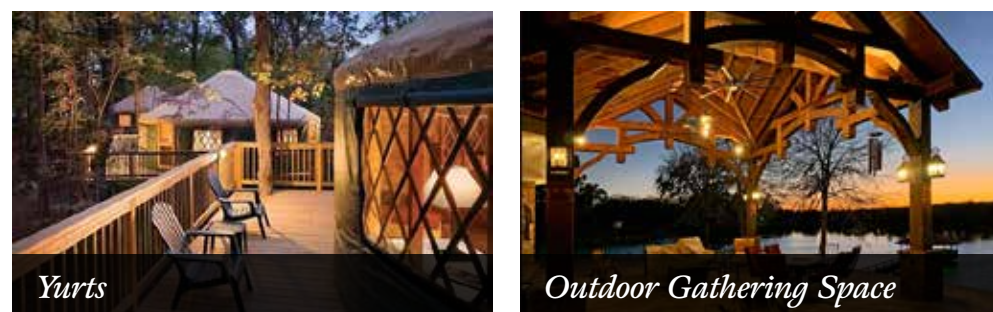


Floating Docks

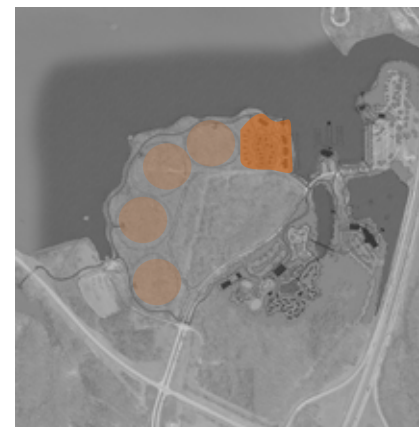
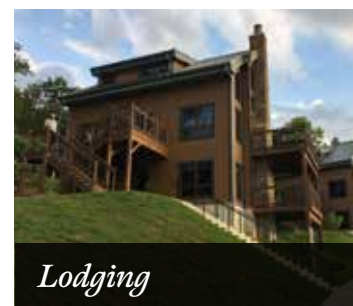
Lodging / Cabin-Yurt Pods

Up to five cabin lodging / yurt pods are being developed along the western side of lake resort development, along the Rend Lake shoreline. A series of pods, with internal parking and individual access to the new outer loop can be developed over time. The pods are designed to have one-way internal drives to include parking off of the main road loop. The parking will serve the cabins and multi-unit apartment on the outside and the yurts (tiny homes or similar developments) on the inside of the loop. The first pod to be developed is the one adjacent to the western edge of the marina cove. Along the shoreline, multi-unit groupings are placed to include adequate space between them for landscaping, preserving some woodlands and dispersing the building mass. These open spaces also allow for pedestrian connections from the inner development to the lake frontage. Within the woodland, cabins are located along the outside edge of each loop, creating an inner area that allows for development of yurt or tiny home development. Each pod can accommodate up to four multi apartment units, 7-9 cabins and 10-12 yurts, small cabins or tiny houses. Each pod is developed to protect as much of the existing woodland as possible and re-establish native tree and ground cover plantings upon development to maintain the character of the resort.

Each pod is to be designed to develop its own identity, while maintaining the overall architectural style of the resort. It would be desired to minimize the development of multi-unit massing along Rend Lake to maintain the typical lake shoreline landscape and experience for visitors enjoying the golf cart path.



- KEY**
- 01 Yurts
 - 02 Cabins
 - 03 Multi Unit Lodging
 - 04 Pavilion
 - 05 Playground
 - 06 Parking
 - 07 Trail (Biking, Hiking, Golf Carts)

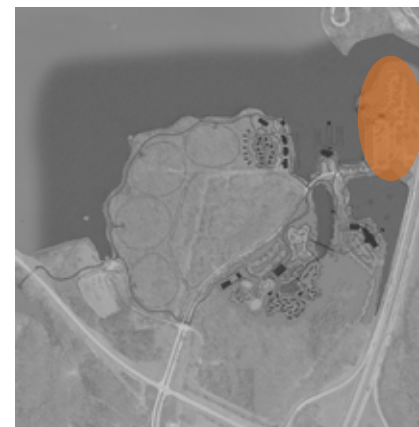


RV Park

The RV Park at the north end of the development is nestled within an existing buffer of woodland and provides back-in RV camping, with full hook up in a one-way loop for 30 campers. Amenities in this area include a pavilion with fire ring on the shoreline and a fishing dock with scenic views over Rend Lake. The pavilion and adjacent restroom are shared facilities with the vehicle / boat trailer parking area and event space. Fresh water access and a dump station are located close to the RV Park entry. New tree plantings of canopy and flowering trees within the RV area provide shade and buffer between the RV spots.



- KEY**
- 01 Entry
 - 02 Dump Station
 - 03 Shower House
 - 04 Event Pavilion
 - 05 Fishing Dock
 - 06 Playground
 - 07 Fire Pit
 - 08 Trail (Biking, Hiking, Golf Carts)



Hotel / Conference Center

On the east side of the resort between Wren Way and I-57, a hotel may be developed on the shore of the smaller lake, with great visibility from the interstate. The site provides access and parking off Wren Way, nestled into the existing woodlands. The site includes development opportunities for a hotel, event / conference center, amenities at the lake edge including fire pits, overlooks, pavilions, cabanas, fishing docks, kayak rental and lawn games. The overall resort amenities, such as the marina, activity center, and golf cart rental are all within a 5 to 7-minute walking distance. An approximate 1.5-mile resort-wide trail system provides opportunities for biking, hiking and running through shaded woodlands and along the Rend Lake shoreline. Guests can enjoy the lake views and restaurant at the marina, and the water's edge pavilion with fire pit at the RV park.



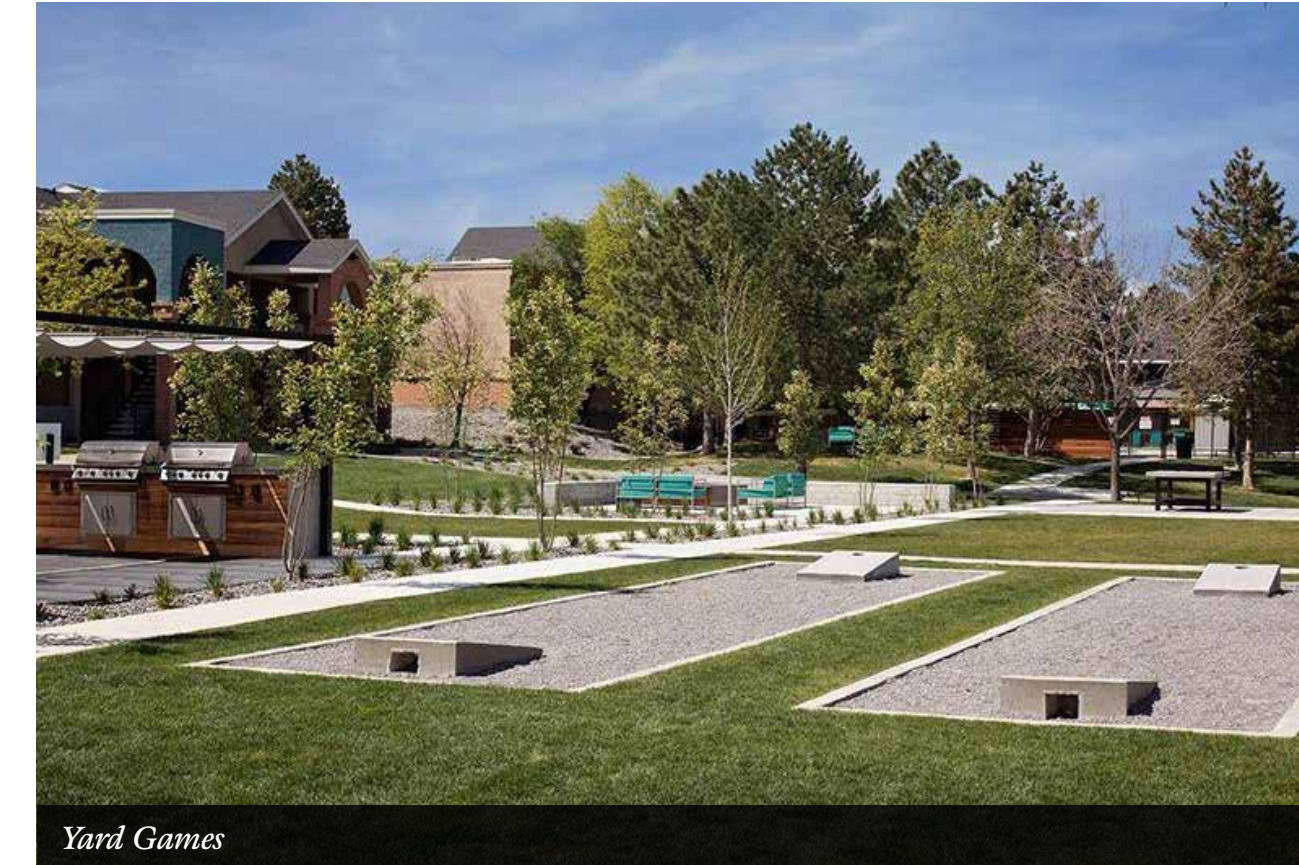
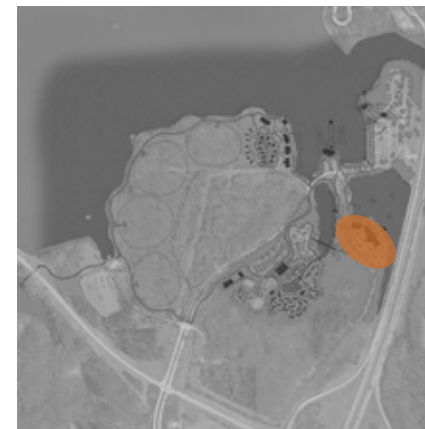
- KEY**
- 01 Hotel
 - 02 Event Center
 - 03 Parking
 - 04 Boat Rental
 - 05 Dock
 - 06 Fire Pit
 - 07 Floating Fountain with Lighting
 - 08 Trail (Biking, Hiking, Golf Carts)
 - 09 Fishing Pier
 - 10 Bridge to Recreational Activity Center



Fire Ring on the Shoreline.



Canoe Rental with Launch.



Yard Games



Indoor/Outdoor Event Space



Pedal Boats



Floating Fountain with Lighting

Section 2

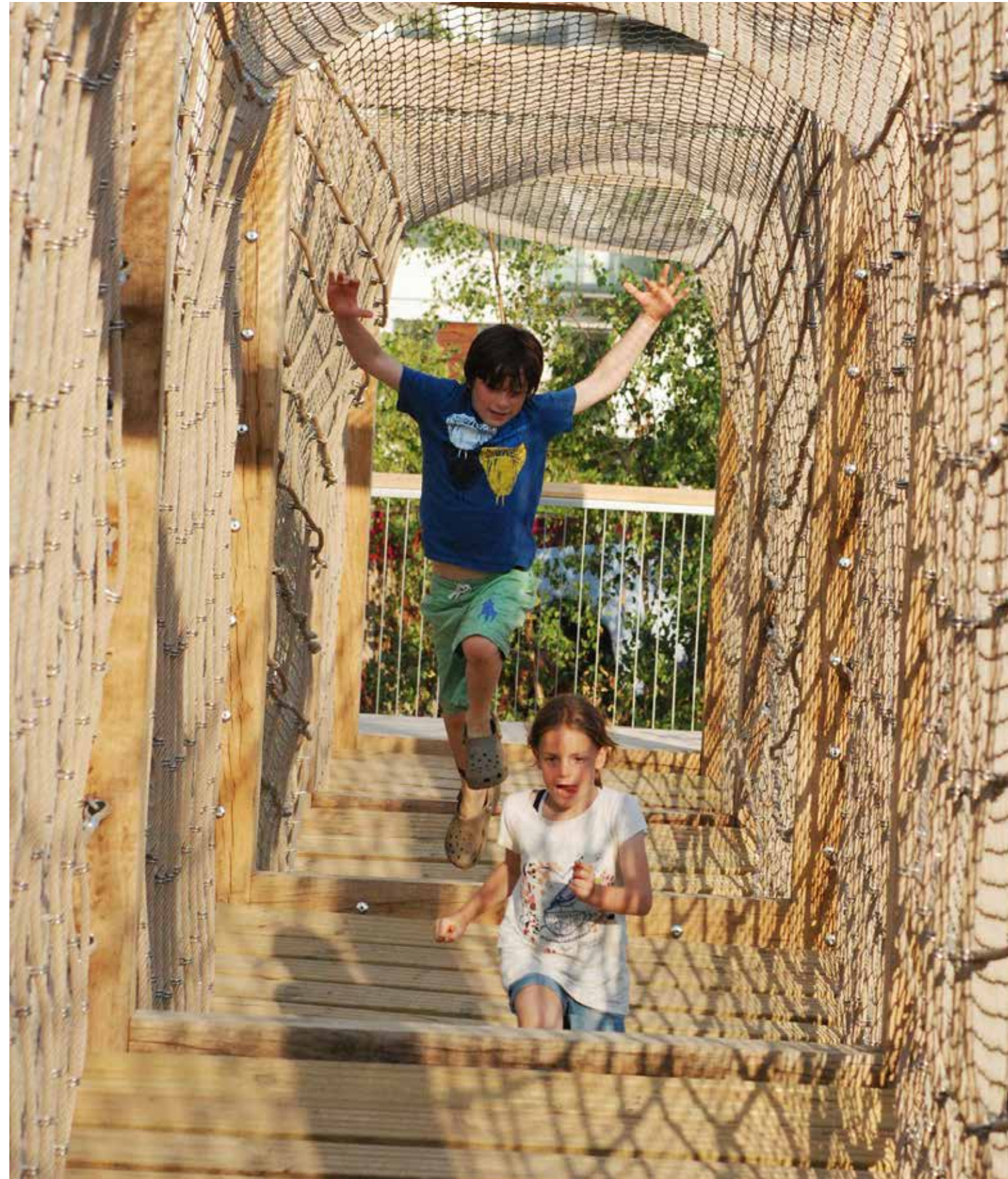
Proposed Recreation Activity Center

The District is interested in adding additional outdoor recreation opportunities at the lake that will bring more tourism to the area.

Proposed features include:

- 36-hole Put-Put Course
- Water slides/splash pads/water features that require minimal staff
- Ropes Climbing Course
- Building for fee collection/bathrooms/party rooms/and concessions
- 2 outdoor pavilions for outdoor party rentals
- 100 car parking lot

Attracting a dedicated workforce at a reasonable price has become difficult in the region. Future developments must be able to operate with minimal staff. Splash pads and water slides that terminate in shallow water may help to avoid staffing limitations. Pools and other water features that require many lifeguards are not considered to be feasible for the District at this time.



Aquatics Features

A. NARRATIVE

Through this process Councilman-Hunsaker has studied the site requirements, capital and operational investment for the inclusion of an outdoor aquatic feature at the Rend Lake Conservancy District. The goal of the study is to provide the leadership of the District with the information they need to make an informed decision about moving forward with the construction and operation of a new outdoor aquatic amenity that will service the recreational aquatic needs of its users.

The following notes reflect the discussion with District staff and leadership regarding their vision for this project.

- One of the primary goals for the District it to design an outdoor aquatic amenity area that provides activities for families with young children.
- A key emphasis shall be the personnel demand for the aquatic feature to ensure that it is efficient with both staffing during operational hours and maintenance requirements.
- A wet deck for the children's feature is preferred to a shallow water pool due to staffing considerations.
- The vision is for the outdoor aquatic area to be open for a traditional seasonal summer operation during the months of May to September.
- Features that are accessible and inclusive for children with disabilities should be explored.
- Other non-aquatic features to be incorporated include shade, seating, restrooms, storage and a pool mechanical building.
- A key consideration for the project is the size and scale of the aquatic features and the effect that has on the annual revenue and expenses for operations.
 - Is it possible for a traditional waterpark to be profitable at the Rend Lake Conservancy District?
 - Development of an admission fee structure that promotes affordability to visitors and sustainability for the District.

B. EXECUTIVE SUMMARY

1. Initial consideration for the recreational aquatics area at the Rend Lake Conservancy District included a traditional family aquatic center that would include an activity pool with a zero-depth entry, children's pool, lazy river and waterslides. Based on the following it was ultimately decided that this type of feature would not be feasible for the District to construct and operate.
 - i. After researching the demographics of the area which includes the population density, age distribution, income levels and area providers for a 60-minute drive time radius, these numbers do not meet the minimum requirement metrics for a destination aquatic facility that has the vision to generate enough income to cover both operational expenses and debt service.
 - ii. The capital cost of a waterpark to compete with the Aquatic Zoo that is 20 miles away in Mount Vernon, Illinois would be a minimum investment of \$12,000,000 to \$15,000,000.
 - iii. With a park of this size staffing recruitment would prove challenging based on the number of people that live within 10 to 15 minutes of the site.
 - iv. Price points for Aquatic Zoo are in the range of \$6.00 to \$8.00. For a waterpark to hit a sustainable operating level those prices need to increase by a minimum of 50% (if not higher). This is a difficult task based on the income levels and population density within the target area.
2. Splash Parks are one of the fastest growing aquatic features that are being built by both public and private entities. They offer aquatic experiences without the higher capital and operational costs of a traditional aquatic center or waterpark that has multiple bodies of water and require larger numbers of staff.
3. The splash park features explored for the Rend Lake Conservancy District will include vertical elements, ground sprays, interactive water features and themed features to help attract a variety of age ranges, particularly families with children under the age of 12.

4. Two separate concepts have been developed that are inclusive of aquatic features without standing water to be more efficient with operational costs related to personnel, utility demand, repair and maintenance and chemical usage.
 - i. Concept 1 includes a large splash park that is inclusive of three separate spray pads that are all adjacent to each other. The signature area is 14,000 square feet and includes a multi-level children's play feature that will include several runout waterslides, a tipping bucket and numerous sprays and activities to engage the users. This area is complemented by two 3,000 spray pad areas with vertical and ground sprays.
 - ii. Concept 2 is a singular 16,000 square foot splash park designed together with several "zones" to allow users to explore and be adventurous based on their age and the type of amenity. A multi-level children's play feature along with ground sprays and vertical spray and activity elements will be included.
 - iii. As an add-alternate option a dual waterslide tower that terminates into on-deck runouts could be included. This attraction is geared towards children ages 6 and older dependent on a typical height requirement of 42 inches for waterslides that do not end in a plunge pool.
5. The annual expense budgets for both concepts has been projected with a range of \$133,000 to \$152,000. This budget includes supervisory personnel and a lifeguard during operating hours (assumed to be 10 hours per day during the summer season). Due to the nature of the aquatic play area this type of personnel is recommended to manage users and have the ability to provide first aid in the event of an incident.
6. With operations impacted by rising costs of utilities, chemicals, and maintenance sustainable design should be explored to help lower operating costs via water conservation and energy efficiency through the following areas:

- i. SPCS (Smart Pump Control System): Load matching the pump to the recirculation system can lower electrical costs by 30% to 40%.
 - ii. Regenerative Filtration: Reduces water consumption up to 97% for the filtration process while reducing pool mechanical space.
 - iii. Pool Heaters: Has a boiler efficiency of 95% to 97% utilizing state-of-the-art combustion and heat transfer technology.
7. While the existing occupancy rates during the summer season range from 23% to 57% based on weekdays versus weekends for both the lodging and cabins, opportunity exists for the District to enhance its recreational offerings to maximize the number of guests who stay on-site.
 - i. The outdoor aquatic activity area in conjunction with the other outdoor areas being studied would attract families with young children and provide a valuable amenity that would help drive bookings and demand a higher price point.
 - ii. Based on the population density in the area, focusing on the captured audience staying at the lodge, cabins and condos will maximize utilization supplemented with day-use visitation. The pricing structure of day-users should be carefully studied to ensure that the value of staying on-site is clearly displayed. This falls in line with the vision to increase occupancy and the room rates of on-site lodging options by limiting attendance to the aquatic activity area to guests.

C. AQUATIC FACILITY TRENDS

Successful aquatic centers combine creative water play areas for various age groups in a safe, friendly atmosphere. While aquatic recreation has become much more age-defined, attractions have age limitations and appropriateness due to elements of thrill and capabilities. Tots enjoy shallow pools with gentle water features and play areas tucked securely out of the way of the more active areas. Once children grow out of the tot stage, they enjoy romping in zero-depth recreation pools, making their adventurous way across lily pad walks, and climbing on participatory play features with "just-their-size" waterslides. Older children speed down flume and drop slides and enjoy larger water play structures. Teens enjoy gathering spots like action islands with access to deep water pools and more adventurous waterslides. Lazy rivers and current channels cater to most demographics while spas and lap lanes are geared towards adults.

Recreational Aquatic National Trends by Age Group	
Age Group	Recreational Aquatic Age-Group National Trends
Age 0-3	Tot pool, tot slides, gentle spray features
Age 4-7	Water sprayground, zero-depth pool, participatory play features, sand play
Age 8-11	Water walks, large play structures, full-size waterslides, open water
Age 12-16	Water walks, large waterslides, open water, lazy river, gathering places, sand volleyball, mat racer, diving boards
Age 17-22	Action island, intense waterslides, flow rider, mat racer, climbing wall, open water, sand volleyball, drop slides, diving boards
Age 23-45	Zero-depth pool (to be w/children), open water, spa, sun deck, lap lanes, lazy river, waterslides, diving boards
Age 46+	Spa, sun deck, lap lanes, lazy river, family-friendly waterslides

Source: Councilman-Hunsaker

Outdoor Aquatics Features and Amenities

LEISURE POOL

The free-form leisure pool provides an inviting atmosphere with plenty of shallow water from zero-depth to four feet, allowing adults and children to interact for hours of splash and play entertainment. With opportunity for many different sizes and designs, the leisure pool is a desirable amenity for all age and skill levels where various attractions may be incorporated to increase the experience factor, which increases attendance, the amount of time spent at the facility, and return visits.



ZERO-DEPTH ENTRY

Swimmers enjoy easy access into leisure pools that simulate an ocean beach, where the pool bottom slopes gradually toward the deeper water. Instead of jumping or climbing into the pool, patrons simply walk in. Lounging in the zero-depth is a pleasant way to enjoy the water and sun while watching children at play.



PARTICIPATORY PLAY FEATURE

Located within the leisure pool, play features are multi-level, interactive structures where children can scamper through spraying water, climb across bridges, scurry over and under tunnels, and slide down just-their-size waterslides. As children manipulate valves and chains, they control where and when the water sprays will occur—all within sight of parents and lifeguards.



CURRENT CHANNEL

A current channel is part of the leisure pool, usually 6-8 feet wide, with water traveling at approximately two and a half miles per hour. The channel is very popular as a water walking setting for fitness classes or adults seeking non-programmed exercise, walking with or against the current.



LAZY RIVER

A lazy river whisks guests away on inner tubes on an adventurous, tranquil journey. Usually 8-12 feet wide with water traveling at approximately three miles per hour, the lazy river can offer access to other attractions or, within its configuration, picnic areas can be positioned accessible by bridges. Eating areas are frequently designed to overlook the lazy river, thus offering a relaxing view.



WATER VORTEX

An interesting area within a leisure pool is a vortex where water jets propel water in a circular motion. Children of all ages enjoy swimming in the swirling water where the imagination determines the adventure. Depending on the size of the vortex, when the pump for the vortex is turned off, this area can provide an instruction space for lesson programming for youngsters, classes and activities.



WATERSLIDES

The thrill of mounting the stairs to the exhilaration of sliding down into the water makes waterslides a desired attraction. While some slides are straight with a steep or gentle gradient, others wind down with sharp enclosed curves or high walls on the outside of the curves. Slides can be a long tube or alternate between an open chute and closed tube. Experiences can range from family-friendly to surprisingly intense.



SWIRL SLIDE

The swirl slide provides adventurous riders the chance to shoot down a slide, swirl around in a funnel, then drop down the center to a waiting catch pool below, where they exit the pool after coming to a stop.



OTTER SLIDE

Otter slides are designed for “in-between” children who are too big for the kiddie slides but too little for the height restrictions of larger waterslides.



MAT RACER

A mat racer provides the exhilaration of racing down a multi-lane waterslide with run-out where you simply exit by running out at ground-zero. Incorporating physical action and adventure into the aquatic center can have an impact on guests returning to experience the thrill over and over.



DROP SLIDE

A drop slide offers the thrill of walking up the steps of the waterslide, hearing the excitement and splash of water sliders ahead, then sliding down to the water with the added bonus of dropping into the pool upon exit in a short freefall.



LAP LANES

Fitness lap swimming and water walking are important to many adults and seniors. Opportunities for limited practice and training exist in a two, three or four lane 25-yard lap pool adjacent to the leisure pool. Additionally, programming can be incorporated for lessons and activities.



DEEP WATER DIVING

A flexible springboard in 1 meter or 3 meters secured at one end and projecting over deep water provides experienced swimmers the challenge of diving. Deep water can also be programmed for advanced swim lessons, lifeguard training, diving lessons, water safety, water polo, scuba, synchronized swimming lessons, and deep water fitness classes.



WATER WALKS

Tethered to the bottom of the pool, a foam floating walkway spans across the pool with a spun braided rope or cargo net suspended overhead for hours of adventure and physical fitness.



FLOW RIDER

This artificial surfing environment uses high-output pumps to produce a flow of water approximately two inches thick over a fixed foam-padded surface. Competitions are formed and spectators enjoy watching as much as “inland surfers” enjoy the challenge.



LARGE THEMED PLAY STRUCTURES

Large water play gyms for the entire family can be themed as water jungles, pirate coves, and rainforest temples, to name a few. With slides, waterfalls, and water features, families are entertained for hours while experiencing physical fitness and family togetherness.



TUMBLE BUCKETS

Tumble buckets offer water play experiences by creating individual play stations within the shallow ends of pools. The cone-shaped cylinders fill with water from individual spouts from above, creating suspense and anticipation – the children never know which one will splash down next!



CLIMBING WALL

A kids' climbing wall offers the experience, physical activity, and challenge of climbing with the water underneath to cushion the fall.



SHADE STRUCTURES / SUPPORT

Fabric umbrellas come in many styles and colors to provide necessary shade while lending a festive atmosphere. They cover, connect, and join areas while providing relaxation out of the sun. Outdoor aquatic areas have bathhouses that provide lockers/ showers/changing/restrooms for their guests. Snack / concession areas provide food for hungry appetites, thus offering a day-long experience. Birthday party pavilions can increase revenue by offering a private group rental area.



THEMES

With continued advances in the fabrication of water features for both safety and realism, fantasy retreats provide residents with water jungles, pirate coves, and rainforest temples. Geographical features specific to a region can include culture, wildlife or geological formations.



SPLASHING AROUND

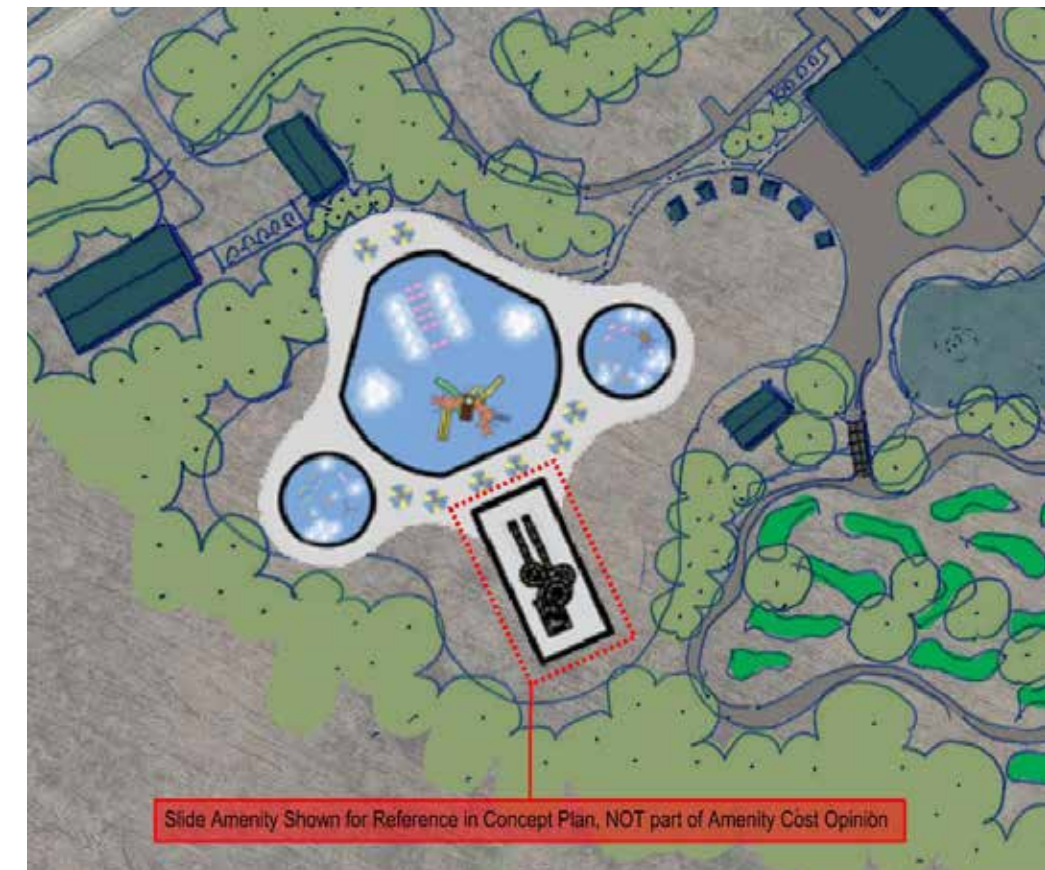
Splash pads, spray pads, splashgrounds and splash parks all offer an aquatic experience on a wet deck (no standing water) with features that can include vertical elements, ground sprays, interactive water features and themed features to help attract a variety of age ranges.



Aquatic Feature Concepts

CONCEPT 1

Concept 1 includes a large splashpark that is inclusive of three separate spraypads that are all adjacent to each other. The signature area is 14,000 square feet and includes a multi-level children's play feature that will include several runout waterslides (connected to the play feature), a tipping bucket and numerous sprays and activities to engage the users. This area is complemented by two 3,000 spraypad areas with vertical and ground sprays. As an additional amenity option, a waterslide tower with a height of 28 to 40 feet and rider capacity of 90 to 150 riders per hour is shown within a fenced enclosure. The assumption would be that this optional feature is not operated all day, but at select times during operating hours to help maximize the efficiency of personnel and the related expenses. Perimeter shade structures, and seating are included around the entire deck. Please note that the waterslide tower and slide feature is NOT included in the Amenity Cost Opinion as detailed in Report Section 5 but is listed as a line item with a unit cost for best understanding of approximate cost to consider if desire is to include in future construction.



CONCEPT 1 - REPRESENTATIVE IMAGES



CONCEPT 1 - REPRESENTATIVE RENDERINGS



CONCEPT 2

Concept 2 is a singular 16,000 square foot splashpark designed together with several “zones” to allow users to explore and be adventurous based on their age and the type of amenity. A multi-level children’s play feature along with ground sprays and vertical spray and activity elements will be included. As an additional amenity option, a waterslide tower with a height of 28 to 40 feet and rider capacity of 90 to 150 riders per hour is shown within a fenced enclosure. The assumption would be that this feature is not operated all day, but at select times during operating hours to help maximize the efficiency of personnel and the related expenses. Perimeter shade structures, and seating are included around the entire deck. Please note that the waterslide tower and slide feature is NOT included in the Amenity Cost Opinion as detailed in Report Section 5 but is listed as a line item with a unit cost for best understanding of approximate cost to consider if desire is to include in future construction.



CONCEPT 2 - REPRESENTATIVE IMAGES



CONCEPT 2 - REPRESENTATIVE RENDERINGS



Miniature Golf Feature

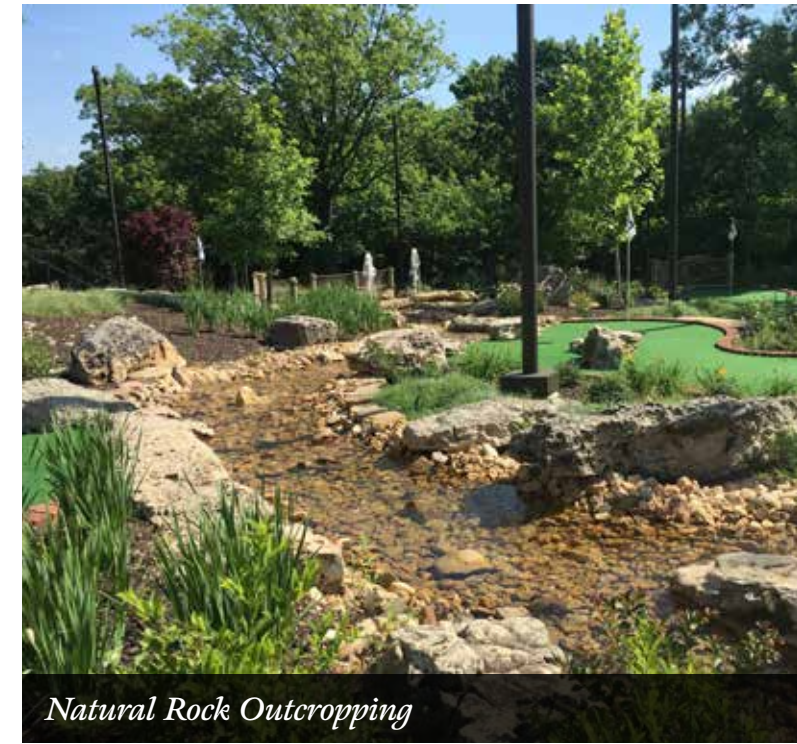
The proposal for a Miniature Golf feature is for two (2) full 18-hole courses or a 36-hole facility. While the full design and layout is shown only as approximate, the location for such amenities is within the proposed recreational activity center area as planned and described in full in Section 1 of this report. The Miniature Golf courses would be to the East & South of the fully planned recreational activity center and would be anchored by a planned water feature separating the two courses.

The Miniature Golf area will be laid out based upon topographical and tree surveys. Signature hardwood trees will be protected, and the miniature golf courses will be nestled within the natural woodland and landscape while still enabling ADA accessibility with pathway travel between holes.

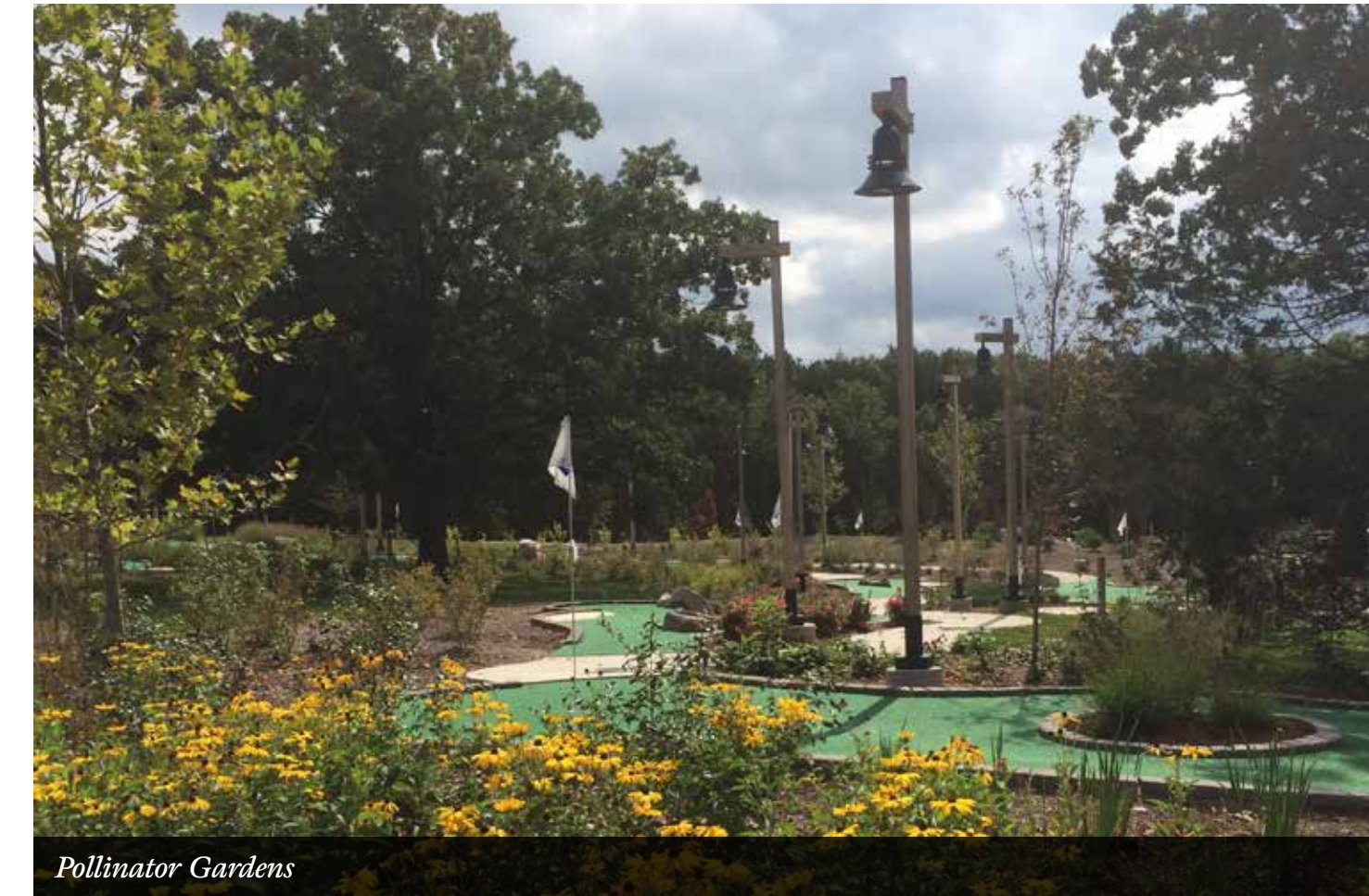
A gate and equipment building will identify the entry into the course(s), which will be laid out in a loop, to bring visitors back to their initial location. During the visit of the course, guests will enjoy additional amenities such as water features, creeks, bridges, meandering walks and seating areas.

The courses will lead the players through open spaces and shaded areas. These areas will be planted with native and adapted plants, that will allow for visual connections to the natural surroundings, while also adding the feeling of discovery, as the full miniature golf courses will not be visible in their entirety from any single hole location. In open landscape areas and in shaded areas, native shrubs grasses, and perennials would be planted, that will enable visitors to enjoy seasonality of the landscape in its varying colors and shapes, as well as providing habitat for insects, birds and wildlife.

Section 5 in this report provides a good explanation between possible miniature golf course types. The basics around mini golf - more of a natural look with traditional golf elements and challenges or putt-putt golf - more constructed, man-made obstacles. While overall the team's vision of the miniature golf feature is for a very nature cohesive planned design utilizing much of the natural sloping terrain as obstacles along with natural elements for the sake of the study and cost estimating both types of courses are explored further and costs derived around one 18 hole course of each type of course. Should the eventual want be for two of the same type of course for a consistent overall vernacular the costs can simply be figured and provided for such. All photo examples in this section are provided around the idea of mini golf design utilized.



Natural Rock Outcropping



Pollinator Gardens



Natural Landscapes



Dry Creek and Stormwater Management



Water Feature and Fountain



Rock Outcropping and Pollinator Gardens



Bridge Over Water Feature



Entry Gate and Miniature Golf Shack

Ropes / Climbing Feature

AERIAL / ROPES COURSE TYPE

In early owner discussions, our team attempted to define the true desire of a Ropes Course or Climbing Feature. In the Study RFP and original Owner exhibit layout, a ropes course more of what seemed to be a high ropes course or aerial park structure was shown. This would be consistent with a framed structure, either of steel, scaffolding, wood or material framing but one with columns, various elevated platforms and combinations of obstacles and rope walks to traverse between.

While such Aerial Courses can provide an exhilarating experience and a true test of physical fitness and mental toughness they often need a large employee staffing component to guide and lead the users along a harnessed and tethered path. Working the harnesses, guiding the tethers and leads of the users can make for an employee heavy experience and amenity type as guiding would be a necessity for proper levels of safety due to the high elevations and complexities. While these installations can provide a high degree of fun and challenge and could provide for large group outings the fact is that any and every user to this amenity would require some staff guidance and an early concern was expressed if such a ropes course amenity would provide the best operational and return on investment costs. This idea is expounded further in Section 5 of this report.

The next narrative will discuss in detail the difference between a true Aerial ropes course and one that is more of what we will describe as Adventure Play, however the planned location for either of these would be at the same placement, north in the overall Recreational Activity Center. As such with the planned Miniature Golf courses, the amenities would be planned to be built into the surrounding mature forests connecting the amenity with the true natural surroundings of the location.

AERIAL / ROPES COURSE TYPE ILLUSTRATIVE EXAMPLES



AERIAL / ROPES COURSE TYPE ILLUSTRATIVE EXAMPLES



Ropes / Climbing Feature

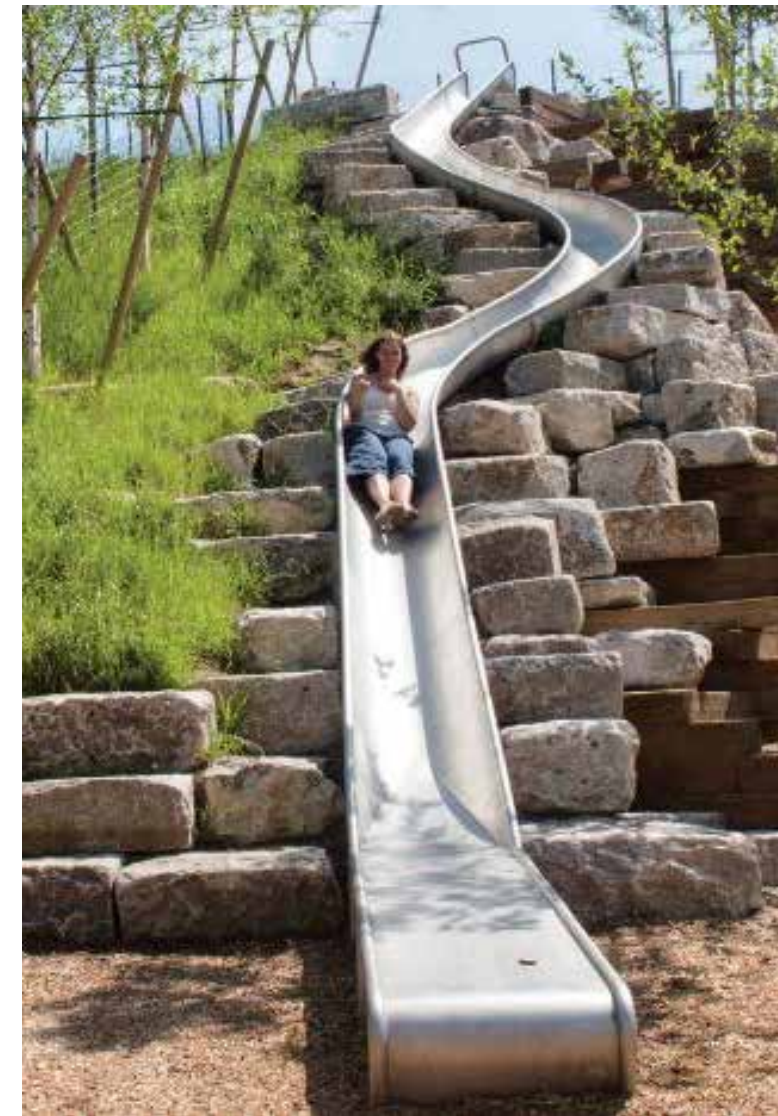
ADVENTURE PLAY TYPE

Discussion with the Owner and suggestion from the designing team members of the proposed recreation activity center led to a planned idea for the ropes course or feature to be more of an Adventure play type of design. The idea of adventure play design and features can take on many forms. While the appearance would be more a 'natural playground' with the absence of more rigid, fully framed metal or similar play structures. The idea would center around an experience of unrestricted play and the presence of needed staff or employee guidance would be minimal to none, other than general observation for safety.

While not restricted to no elevated platforms, walkways, or structures the elevations would be much lower in level than what the elevated platforms of an aerial structure would have and no helmeting, tethering or harnessing would be needed of the users. Each play feature would be protected by necessary guard heights of railings and perimeters ensuring safety. The material design for each element and play structure would certainly be of natural elements, heavy wood and timber use for structure, elevated wood platforms and decking, ropes for railings, obstacle netting and play features would be utilized with limited use of steel or metal as needed. The appearance and design of the entire play feature would be one that again, would be cohesive and fit to the nature-theme of the full complex.

While the layout and design of the natural Adventure play features and area would not lend itself to a strict one-time use ticketed and timed user experience as a guided aerial ropes course would be, it could be an amenity that could provide hours of exploration, use and reuse to the users. In that sense then the design and installation of an adventure play course may then extend the visiting hours of a user to the full Recreational Activity Center. The best approach if utilizing the Adventure play course or features over a more typical aerial ropes course might be to have the course open to full users of the Recreational Activity Center. This would be in theory a one-price admission and/or day pass to all amenities and items within the Recreational Activity Center. In this use this amenity would be much more supporting of the overall experience rather than a single cost specific purchase and amenity draw. We further the study of this approach in Section 5 of this report, and we feel this can be useful setup for operation and revenue of the Recreational Activity Center.

ADVENTURE PLAY TYPE ILLUSTRATIVE EXAMPLES



ADVENTURE PLAY TYPE ILLUSTRATIVE EXAMPLES



Support Building / Pavilion Amenities

The proposal for a Support Building and Pavilion amenities is based on the Owner provided guidance of a need for a Building near and adjacent the Recreational Activity features and amenities identified to support among others the necessary functions of admission and fee acceptance, staff and management areas, concession areas and bathrooms and bathhouse changing facilities for each sex as well as family and inclusive/ individual change areas. In addition to these supporting program areas, included was requested to have a rentable and interior enclosed Party Room space for additional income potential.

The assumed footprint of the Support Building would be thought to best to be essentially two (2) separate enclosed building areas with a large, covered and inviting entry portal between. Entry into the facility would be assumed access controlled by fencing, turnstiles or similar features and be able to be closed off during off-season months and closing hours. The covering of the entry could serve continuous as roofing over the enclosed building portions and be of same materials as discussed in the overall design vocabulary for the Recreational Development.

One enclosed building portion would be specific to control of Admission, serving the staff and management, and housing the requested concession and party room area. Program areas that can be assumed in addition would include storage – possibly for tables and chairs for the party room, allowing for greater flexibility of space and mechanical and electrical system space which would be needed for building system controls with the assumption for some thermally controlled spaces. Incoming visitor access would be granted at a fee admission transaction area, which would have direct visual security control of all those incoming as well as across to bathhouse spaces.

The other enclosed building would be ideally serving Aquatic mechanical controls – needing to be in a separated environment as well as the bathhouse, toileting and changing Areas that would be needed and mandated in size and fixture count by a final bather and user load per local Authority having Jurisdiction governing codes and by the IDPH (Illinois Dept. of Public Health), Part 820 Swimming Facility Code. Further program support areas to assume would include again an area for building systems – water heaters, etc. – as well as janitorial and maintenance areas. The Bathhouse and Aquatic mechanical areas would be thought best to be able to be winterized and to be passive ventilation areas not thermally controlled spaces.

In addition to the interior Party Room a request was for additional exterior covered pavilions, coverings with additional rental income possibility. These pavilions would be assumed to be a minimum quantity of two and be large enough to serve larger functions in addition to providing general shade structures when not in rental use. These pavilions would be best and most economical to be pre-engineered type structures with similar roofing materials used to coordinate the pavilion features with the Support building design. Additional smaller shade structures – only to support shade and user comfort would be thought ideal and are represented in the Overall Concept Plan developed. In addition to an interior Party Room space another thought income potential and shown in the Concept Plan is for an interior Arcade space. The thought being that this could provide an additional all-season rental component for all months, even when the aquatic feature may be long closed for the season. Expanding the use of the building in its support to the users and providing as much income capability is the thought rationale for this addition.

Overall support building design features and materials will be discussed in further detail in the included illustrative examples. The construction would be logically of very durable material construction due to the use and corrosiveness of Aquatic spaces and logically concrete masonry unity (cmu) construction type would be assumed for its ability to be aesthetic, durable and load bearing.

The enclosed building structures to serve all the program space needs identified and to provide adequate covered entry area may be assumed to be in the approximate range of sizes between 6,000 SF to 6,500 SF of combined enclosed and covered space. In the illustrative examples is a conceptual building footprint that is suggested as a beginning footprint to serve all requested needs. This building footprint, combined with the assumed covered entry area shows a suggested area of 6,222 SF and therefore this is a guiding Square Footage number used for the included Construction Cost Opinion of this structure. For the exterior pavilion structures, you will find that included in the Aquatic Construction Cost Opinion is included a line item for one (1) such pre-engineered structure types at a coverage of 30'x30' approximately is assumed. In addition, within the Aquatic Construction Cost opinion, you will see additional smaller shade type structures noted. These along with the larger Shade Pavilion can offer some rental options to the users and therefore revenue to the development.

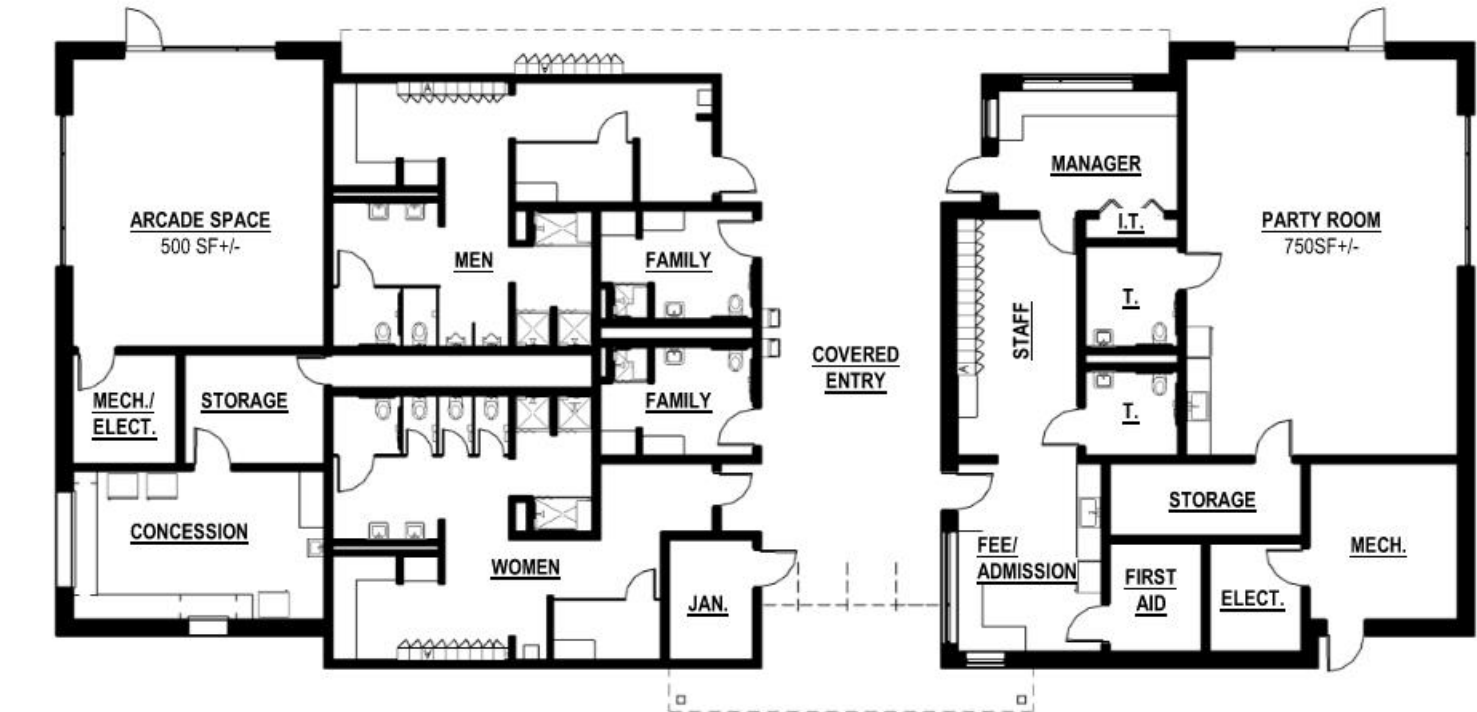
Support Building / Pavilion Illustrative Examples



Support Building / Pavilion Illustrative Examples

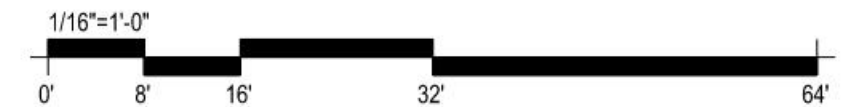


Support Building / Pavilion Illustrative Examples



* OFFICE/ ADMISSION/ PARTY ROOM = 2,175 +/- S.F.
 * BATHHOUSE/ CONC./ ARCADE = 2,842 +/- S.F.
 * ASSUMED COVERED ENTRY = 1,205 +/- S.F.
 ASSUMED TOTAL COVERED S.F. = 6,222 +/- S.F.

1 CONCEPT FLOOR PLAN
 1/16" = 1'-0"



* ASSUMED ADDITIONAL BLDG SF (NOT SHOWN)
 POOL MECHANICAL OUTBUILDING = 800 - 1,100 +/- S.F.

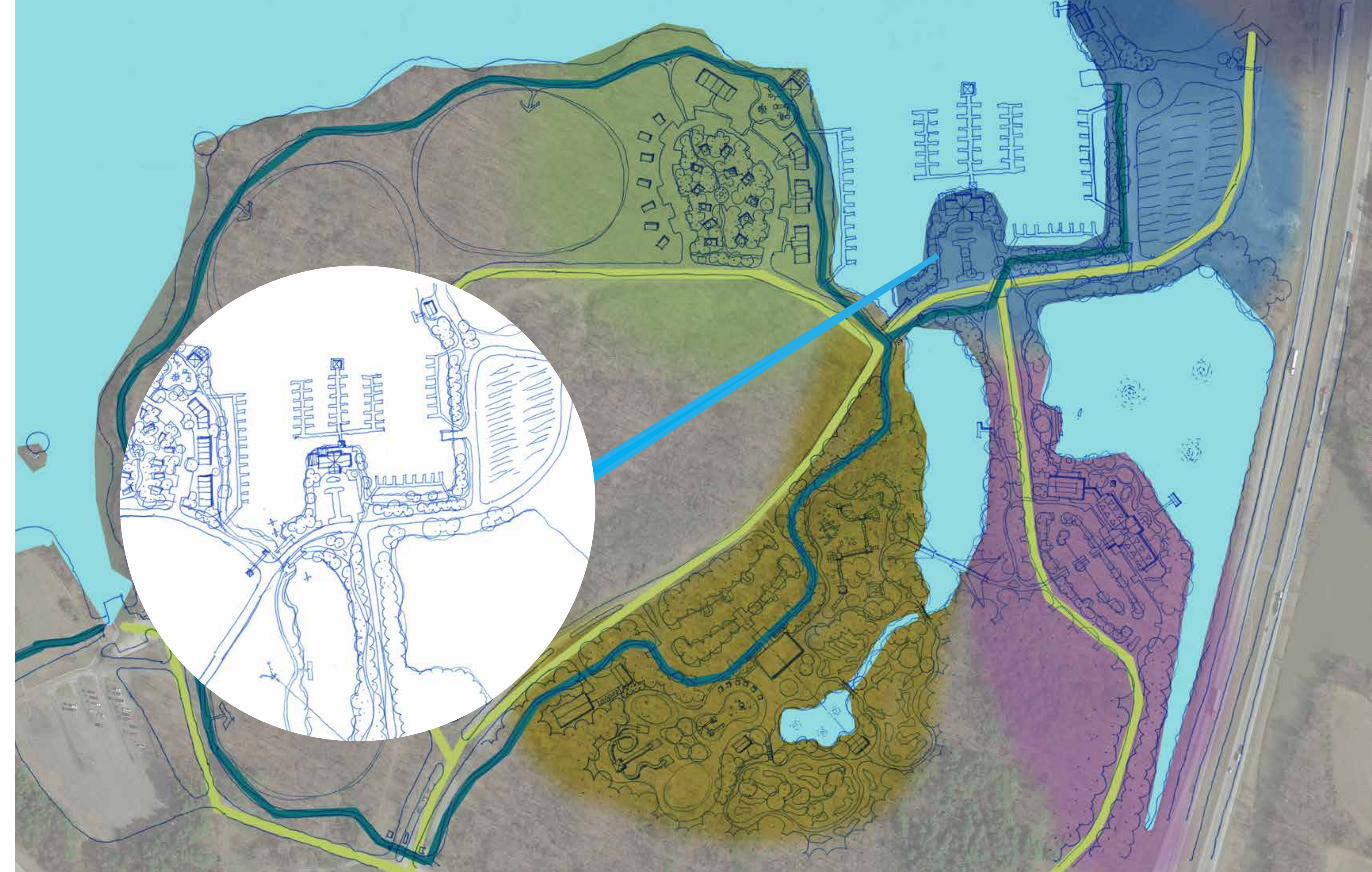
Section 3

Proposed Marina

Rend Lake has a single Marina located on the west side of the lake. The property to be developed is located on the east side of the lake. The proposed marina would have the following features:

- 100 boat slip rental
- 100 boat open storage area
- Marina store/snack shop
- Dockside gasoline tank & gas pump

Docks shall be constructed of foam filled polyethylene floats with structural metal and pressure treated wood surfaces. Primary docks shall be 6 feet wide and finger docks shall be 4 feet wide.



Proposed Narrative(s) of Development

MARINA STORE (HUB BUILDING)

The Owner provided guidance for what would be a supporting marina building. Minimal in description, the Owner provided RFP noted this would contain a store and snack-shop. Knowing this building would serve as the recognized hub for all the marina activities we have assumed more needed spaces that would allow for full support of the marina and boating activities in terms of fuel, retail store, rental boating and boat-slip check-in. In addition, assumed services and spaces would likely include, food service counter and seating, lockers, general assembly spaces both interior and exterior and private employee and staff areas. Included in this section is a proposed Space Needs Program that outlines the proposed spaces of the marina support building. This Program shows a building area of sizing between approximately 4,000 and 5,000 square feet. While there certainly could be more programming spaces than the listed, it is felt that this is a working minimum for this building and what approximate square footages that is used and applied in the construction cost estimate totals for this building defined in Section 5. A Program approach was considered best for this study over a developed concept plan as the overall building plan and footprint would be so dependent on the site and its overall limitations with more exact scientific exploration needed than the other development building locations.

Location of the Marina and Marina hub are discussed and shown defined in Section 1, Executive Summary and proposed placement of the marina boat slips and marina building are the most consistent with the Owner provided original future use exhibit. This places the marina at the north central portion of the overall planned site and at a lake cove already understood as dredged and capable of serving for a planned marina in terms of required lake depths for boat traffic. Additionally, this location places the Marina hub adjacent the existing parking and a boat slip at the overall property site's NE corner which will be planned to be

left, resurfaced, and improved to support the day boating users as well as overall development users, future RV park, etc. There is an existing peninsula of land extending into the planned marina cove. On this peninsula would be the planned Marina Store/Hub. This building is meant to be securely located on land, not floating and dock attached – any Illustrative example that may show otherwise is only provided for the review of a similar building type. This Hub would be accessed by the Larry E. Foster Parkway and would have limited immediate parking but would support drive-in and drop-off with a loop drive to the front of the Marina store/hub.

A planned approach for the building design is further described in this report section Illustrative Examples. An approach to connect this building design both with the aquatic nature of the immediate surroundings and lake and with the overall resort development would be best considered. This building can serve as a quite literal landmark for the overall development and the approach would be of a design and quality that can do just that and set-apart this marina from the others existing at Rend Lake.

PROPOSED MARINA

Marina Gas/ Fuel Service

Adjacent to the Marina store/hub overall building would be a fully operational fuel service facility for the marina as a whole. This would be fuel service strictly for boating operation and use. This would need to be dockside located and approachable by boaters. Fuel tanks, fuel pumps and necessary docking areas would be provided along with a small outbuilding to serve as the employee and staff service room and office. The operation of the fuel service station would support not only the immediate marina users but also the greater overall boater traffic of Rend Lake. It is assumed that the Owner would work with and contract with a local area gas/fuel provider and that tank storage, pumps,

etc. would be provided by this vender at a contracted price. Construction Cost Opinion for the small outbuilding supporting can be found in Section 5 of this report.

Docks/ Boat Slips

Docks would be planned with connection back to the shore and Marina Store building, while extending into the dredged harbor area planned for the Marina. The docks would provide for boat slips numbering as much as 100 for boat slip rental and another 100 for boat open storage area. These quantities are requested numbers per the Owner's RFP a more exact study should be performed in early design layout to see how close in reality the dock design can allow. It would be assumed that dock design would allow for a number of boat slip sizes (widths and lengths) to accommodate a wide range of possible boat sizes. The width of the docks themselves would also vary as primary docks would be 6 feet wide at minimum with some of the finger docks at 4 feet wide.

The material and construction of the docks themselves will be planned to be foam-filled polyethylene floats with structural metal and pressure-treated wood decking surfaces and platforms. From communication with the Owner, it was relayed that the docks and boats slips themselves would be constructed by the Rend Lake Conservancy District's own staff and labor force and therefore no other Construction Cost Opinion for this specific Marina amenity is accounted for in Section 5 of this report.

Marina & Marina Store / Hub Illustrative Examples

The building architecture and vernacular of the Marina hub building would be one with possibly a more nautical approach in nature but still with materials consistently used among all the Development buildings. An interior approach based perhaps on a coastal design theme can be explored over the more sometimes kitschy and literal designs of nautical design (anchors, shells,. The feel for the facility would be to create a relaxed, easy vibe, incorporating many natural elements in the interior design. Wood use (weathered, white-washed or light in nature) can be used in with a general crisp, white interior offset with simple color accents that can be adjusted for the correct coastal feel.

The building structure thought would be for a minimal structural steel supporting frame for the building that each story level would have framed exterior walls (either metal or wood framing) clad with possibly cementitious siding products. The use of such siding products would be both a long-term, low-maintenance solution but also one that helps tie-in the building and architecture to the planned use of similar materials at the other development buildings. Use of ship-lap sidings with accented shake style would further the coastal theme perhaps evoking cape-cod features. The material use would trend towards lighter materials than the heavy grounding appearance that masonry veneer use would suggest.

The planned Marina store would be assumed to be at a minimum, two-stories in nature. This would allow some improved views out to the entire harbor and marina boat slips from the upper floor levels where the assembly spaces and uses could be located – store, food service, decks and seating areas. The lower levels could support and house more immediate boater and harbor uses of lockers, main toilet facilities, vending, etc. A large formal stairway up to the second floor level would land immediately adjacent to the loop drive planned and extended decks for eating and general assembly, would be assumed from the second story. Perhaps a decorative tower element extending high above the building roofline would serve not only as a more literal nod to lighthouse design but also one that could be a significant branding and design element associated with the full development as a whole. The tower design can mark the Marina building as the literal beacon and hub of the overall development.

Supportive photo examples of similar structures, building features, and spaces are included with short descriptions. Also included is the Space Needs Program described in this report section Narrative of the Marina Store.



Marina & Marina Store / Hub Illustrative Examples



Marina Illustrative Examples & Marina Store Program



New Lakeside Marina Building Assumed Program		FGMA ARCHITECTS	
Rend Lake, Illinois - Recreation Study			
Space Needs Worksheet			
SPACE DESCRIPTION	Min. AREA (square feet)	Max. AREA (square feet)	COMMENTS
A. Facility Entry			
Marina Entry / Covered Entry & Drop-Off	75	100	Exterior covered Entry and Circulation as needed
Exterior Stairway to elevated Retail Floor	60	75	Exterior covered Stairway
Exterior Circulation/ Covered Decking	195	250	Exterior covered Circulation and Decking as needed, including Covered Eating areas
	Sub-Total:	330	425
	10% Circulation Factor	33	43
	Total Required Square Feet	363	468
B. Public Use Spaces			
B.0 Public Exterior Accessible			
Unisex ADA Toilet Room(s) - Exterior	130	150	2 - Unisex/ Exterior Accessible Toilet Rooms (65-75 sf each)
Elevator to Elevated Retail Floor	56	64	Accessible Elevator to elevated Floor levels from Grade level
Elevator Mech. Room (as needed)	30	36	Elev. Mechanical as required
B.1 Exterior Accessible Vending Area (Covered)			
Vending Area - Exterior	30	45	Area for exterior Vending/ Ice - Can be Covered or Enclosed
B.2 Interior Main Changing/ Locker Rooms			
Women's Changing Room/ Locker Rm.	170	200	Sized for two stalls, two sinks, changing benches & compartments
Men's Changing Room/ Locker Rm.	170	200	Sized for toilet, urinal, two sinks, changing benches & compartments
Conitor Alcove for D.F. & Possible Interior Vending	15	20	
B.3 Locker Area			
Lockers and Room Area for Personal Storage	60	80	Room for Lockers, Day-use Rentals for facility users and renters
B.4 Open Retail Area			
Retail Floor Space/ Excluding Back of House	180	225	To support display of goods, retail items, etc.
B.5 Open Seating (Eating / Concession Area)			
Eating Area - Table Seating	180	225	Table and Chair Seating to support Food Service/ Eating area
	Sub-Total:	1,021	1,245
	25% Circulation Factor	255	311
	Total Required Square Feet	1,276	1,556
C. Private Use Spaces			
C.0 Employee Accessible Toilet			
Unisex ADA Toilet Room - Park Accessible (1 Thus)	65	75	1 - Unisex/ Accessible Employee Toilet Room (65-75 sf)
C.1 Private Retail Spaces			
POS/ Retail Sales Desk Area	40	56	Point of Sale Transaction Area
Retail Storage	60	75	Storage space for Retail goods/, Back-of House
C.2 Employee Offices/ Private Spaces			
Manager Office	120	135	Manager Office Space - Desk, small meeting seating, closet, views of Marina
Event/ Rental Manager	110	125	2nd Office Space - For Day 1 or Future Event Manager
Employee Break Area/ Kitchenette	100	125	Table Seating, Counter, Fridge, Microwave, Sink, Etc.
First Aid Space/Room	50	70	Privacy Space for administration of First Aid
Employee Work Room	75	100	Work Counter, Printer, Storage cabinets
General Storage	30	45	General Use Storage
C.4 Support			
IT Room	65	75	IT Needs for full Facility
Water Service/ Sprinkler	65	75	Assuming Sprinkling
Electrical Room	75	80	Can possibly combine with IT
Mech. Room	100	150	Assuming Mech. Units (as needed) can be Yard or Roof mounted depending
Building Jan. Closet/ Gen. Storage	65	75	Map Sinks, Cleaning and Dry Good Storage
C.5 Concessions/ Food Service / Kitchen			
Concessions Storage (Dry Goods, Etc.)	135	165	
Concession/ Kitchen Room	375	450	Size Eventually Dependent on overall Cooking Needs/ Menu/ Etc.
	Sub-Total:	1,530	1,876
	25% Circulation Factor	383	469
	Total Required Square Feet	1,913	2,345
D. Site Items			
Staffing Parking			Confirm staff parking need - Assume gen. parking, no assigned or separate lot
Public Parking			Define exact counts with Concept Site Planning
Building Drop-Off Circulation Drive			As required and defined in Concept Site Planning
Generator	1 unit	1 unit	Confirm if needed. Discuss placement
Fuel Service at Docks			NOT included in below total S.F.
E. Total Square Footage			
	Net Area :	3,552	4,369
	Grossing Factor: approx. 12.5%	462	546
	Total - Footprint Areas :	4,013	4,915

Section 4

Proposed Lodging

DETAILS FROM OWNER

The proposed lodging units consist of both condos and cabins to appeal to a variety of users. Lodging units would be available for nightly and weekly rental units. No long-term rentals are planned. Proposed lodging units include the following:

- 10 – 1 Bedroom Condos (700-800 square ft)
- 10 – 2 Bedroom Condos (800-1000 square ft)
- 1 - Maintenance/Laundry Building (800-1000 square ft)

No lodging office is planned. Lodging bookings, payments, and nightly desk assistance will be provided by the existing golf course lodge to keep costs and employees to a minimum. Daytime desk help can be provided by the Marina store staff.



Proposed Narrative(s) of Development

ONE BEDROOM CONDOS

The proposal for one (1) bedroom condos for rental purposes is based on the Owner provided guidance for such facilities and the starting information of ten (10) such units of one-bedroom condos with the approximate square footage range of 700-800 SF. The assumption is that these condos would be of conjoined structures with multiple groupings of condo units, perhaps five (5) per building – similar to townhome type of layout – with the necessary fire separations and fire walls as needed by local Authority having Jurisdictions governing codes.

The condos based on provided information would be placed very adjacent Rend Lake and be only a short physical distance from the shoreline and nearby planned marina development and 'village'. One strategy that could be utilized is an increase in the structure's vertical form, perhaps by use of lofts and/or second levels that would increase the views of the surrounding lake and areas and allow for similar views from both condo bedroom and common living areas to be experienced. Additionally, the use of decking from the second or loft level could allow for a greater appreciation of the lake views and could provide cover for a similar patio space at the ground level. Parking and incoming entry would assume to be located on the structure side opposite the lake to allow for the expansive views to be best appreciated from the interior spaces. Perhaps a mix of one-story units between loft/second story units could give a range of style per visitor preference. For the sake of the provided cost estimate an example of conjoined building units will be used for estimating with a mixture of single and two-story units.

Locations of the one-bedroom condo units would be placed to take most advantage of the lakeside vistas and shore. The exact placements vary slightly between overall design concept options, but the intended experience is the same. To experience the beauty of the lake and the surrounding

landscape while having the connectivity of a larger 'village' space still providing the separation between building units to give a feeling of escape, and personal space. Connectivity to the amenity and marina features would be thought best provided in a number of accessible routes and ways including by vehicle – car or even golf cart (or UTV type vehicles) – as well as pedestrian routes for walking, hiking, etc. The experience of the pathways connecting to both the lakeside itself and the inner Gun Creek areas, retaining and utilizing much of the area's beauty, natural topography, forests and inner lakes for an inspirational connection to nature as much as the amenities.

To best assist with the task of cost estimating and for some understanding of overall unit size (vetting the owner provided guide of unit SF) and overall size and shape of a conjoined unit building this study phase has provided within very conceptual floor plans of one-bedroom units, both single-story and one in a multi-story, loft type of plan. Again, this is conceptual only, for reference and guidance to use more exact figures in the cost-estimated portion of this report deliverable.



Example Use of Fiber-Cement Siding



Example Use of Fiber-Cement Siding

Proposed Narrative(s) of Development

TWO BEDROOM CONDOS

The proposal for two (2) bedroom condos for rental purpose is again based on the Owner provided guidance and is thought to further expand the rental options for lodging at the greater development. The Owner has again guided the study focus to ten (10) such units of two-bedroom condos with approximate square footage range of 800-1000 SF. The units would be planned to be part of a greater conjoined building containing up to five (5) combined units, perhaps alternating one and two-bedroom units in the placement of the overall conjoined building.

Construction and site location placement would be similar to the description above (under the one-bedroom condos). Again, stressing adjacency to the Rend Lake lakeshore, the marina development 'village' and the planned circulation routes both vehicular and recreational routes.

The placement of all the Condo unit buildings would be in a first arrangement and shoreline identified as part of the Owner provided information. This is a shoreline adjacent and directly across a lake inlet part of the planned marina. The idea of the developments shown in the Overall Concept planning is that the Condo buildings can and would be the beginning anchor of a concept that would support a larger lodging 'neighborhood' of multiple lodging types of rental stays. Our Overall Concept planning shows the first planned 'neighborhood' which could be one of many (as Owner funding allows) rotating counter-clockwise around the client-owned shoreline of Rend Lake.

Each 'neighborhood' would have a separate circular drive around each development that would support circulation to all lodging types and support all parking needs. The center of this circulation drive would be proposed to maintain much of the old-growth, existing trees and foliage in place and limit clearing as needed. While more remote from immediate lake adjacency by placement, the idea in Concept would be that this would allow for more rustic lodging and camping, perhaps in the way of the planned future cabins. Ringing the outskirts of each 'neighborhood' circulation road could be placement of RV and more rustic campsites. Care and placement would be taken to provide adequate separation between campsites to provide an appropriate amount of privacy for each.



Example use of Standing-Seam Roofing and Prefinished Siding Options



Larger Scale than our Lodging but Good Example Use of Siding Product Options



Proposed Narrative(s) of Development

MAINTENANCE AND LAUNDRY BUILDING

The owner directive for proposed lodging study included the request for a Maintenance and Laundry building or facility. A single-story building of similar construction, cladding materials and architectural vernacular to the One- and Two-Bedroom Condos would be assumed to be provided in the development of the Lodging area on-site. The space needs of such a facility would be assumed to be adequately housed in a building between 800 - 1000 square feet and the Cost Opinions for the construction of such a facility would reflect the same.

This facility would be assumed to be able to house and support all facility lodging rental users in their laundry needs and perhaps allow access to vending. In addition, the remainder of the planned space would support maintenance and employee/staff needs and their functions on the cleaning, housekeeping and maintenance of all the lodging structure types.



Good Example of Building Scale for Single Story Units

FUTURE CABINS

The proposal for possible future cabins, in both placement and type, while not explicitly directed to be included in the scope of the Study project has been given thought in this report and overall concept development. The placement of the future cabins would be as described above (under the two-bedroom condos), as an integral and centered part of what could become lodging 'neighborhoods' of development.

The future cabins in conceptual planning would be a departure in both lodging type and experience from the outer-placed condo units. While the condo units could give an experience and stay of a more typical residence, with the comforts that would allow, a concept idea with the future cabins would be one a bit more rustic and in-nature.

Our design team has looked at inspirational images of cabins that could be elevated in platforms, more in the surrounding trees and nature which we would push to have remain in as much density as possible. One exciting option considered could be Yurts for rustic but still 'glamping' type of experience to the renters. Another possible idea for the Cabins beyond typical 'stick-built' and framed structures could be pre-fabricated homes or tiny home type kits. Again, siding and cladding materials would be such to fit to the vernacular of the woods and shoreline forests. Natural wood claddings could be used as options on these 'tiny home' kit cabins.

In either option of pre-fabricated Yurts or tiny home house kits, extensions of decking and/or platforms for both elevation from the surrounding grounds to enhance views and extension of living and assembly spaces to the exterior would be encouraged and examples of such installs are shown further in this section in the Illustrative examples.



Use of Natural Sidings Allow for Tie-In to Nature but will Require Maintenance



Good Example Mix of Pre-Finished and Natural Sidings



Illustrative Examples

The design of the rental Condo units would be assumed to stay consistent with the overarching design vocabulary of the full facility. A modern inspired yet timeless design approach to the Condo buildings would be recommended and give a significance of an elevated rental stay experience. An architecture vernacular that was mindful of the orientation to the lake as well as maintaining a rustic 'chic' appeal could be smartly used in this application. The architecture of the Rental units, assuming other rental types and options of more typical camping/rustic facilities could and would be incorporated if not in Day 1 of operation but in future planning, shall lend to a stand-alone waterfront experience that the renter cannot gain in other areas of this and even greater area surrounding lakes.

Construction of Condo units would be assumed to be most affordable, and the Construction Cost Opinion indicates a framed construction type (wood or metal framing). Material use best suggested would be for low-maintenance, pre-finished yet durable materials. Some use of a contemporary masonry veneer could be applied but for cost affordability and a more modern appeal, the use of cementitious sidings could be used – lap sidings, board & batten installations, even a more aquatic suggestion of shake style siding. For a strong connection with the overall building design vocabulary, sloped roofs with either full or accented areas of standing-seam metal roofing with a continued branding color maybe utilized. The use of natural sidings (wood for example) would be a suggestion, except for ongoing maintenance and re-finishing. Alternately, cementitious products pre-finished in a natural wood appearance would be strongly recommended for a similar look with little to no

maintenance.

For the Future Cabin units, as the narrative suggested we are offering illustrative examples pushing the possibility of these as an alternate more rustic option of yurts. We mean these to still provide an upscale and unique experience but with the possibility of rental type that while in the same price-range of a much more typical cabin type, gives the renter an experience not otherwise available in the extended geographic area.

Supportive photo examples of similar structures, building features, and spaces are included with short descriptions. Also included is concept floor plans (suggested only) and overall combined Condo unit buildings (5-unit rentals) as a beginning reference for what such Rental Condos overall square footage and layout maybe, to both assist with a more detailed Construction Cost Opinion but also to help and assist as a suggested illustrative example.



Good Expectation of Interior Finish Level



Future Cabins Illustrative Examples



Example of Yurt Type Structures for Future Cabins



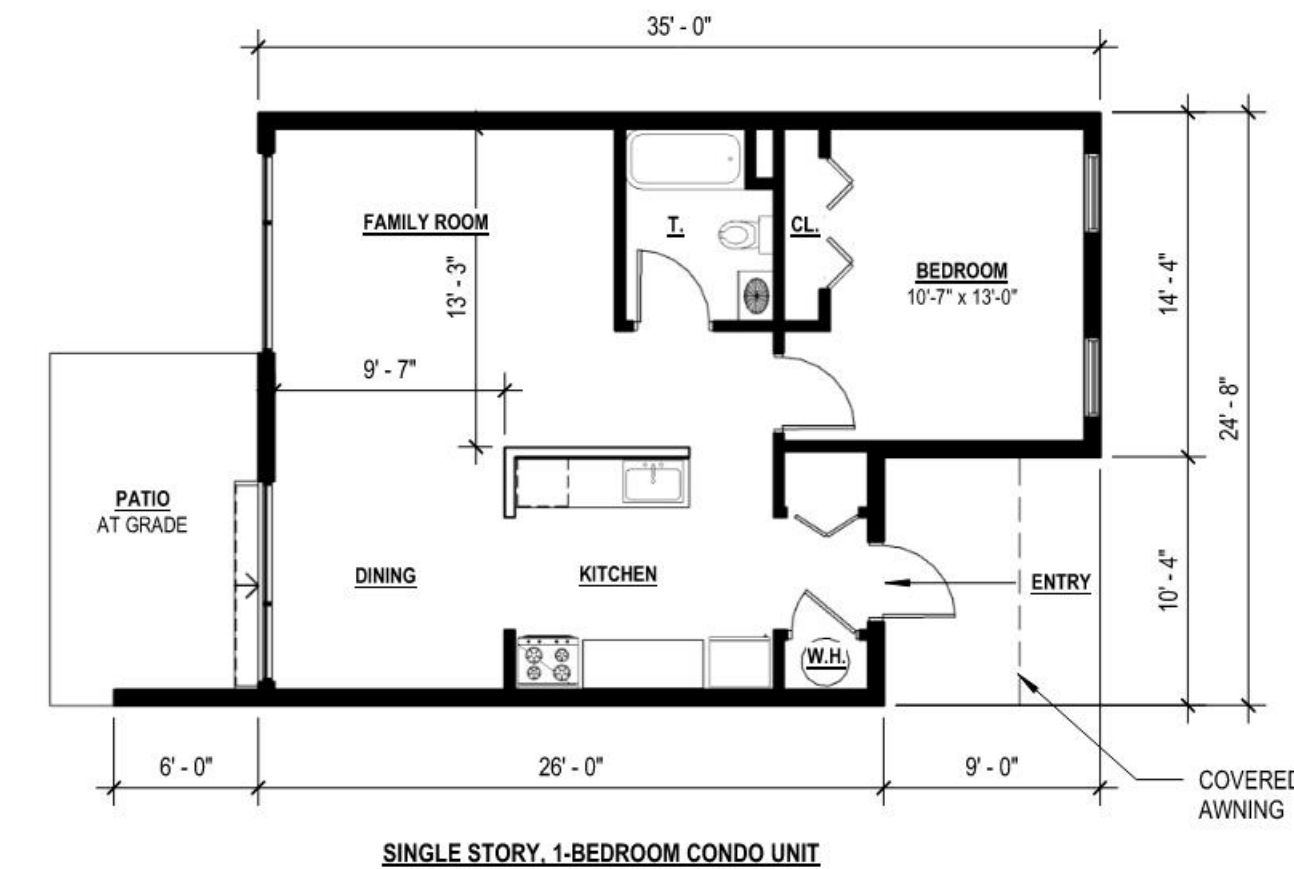
Example of Tiny Home Type, Pre-Fabricated 'Kit' Homes as use for Future Cabins



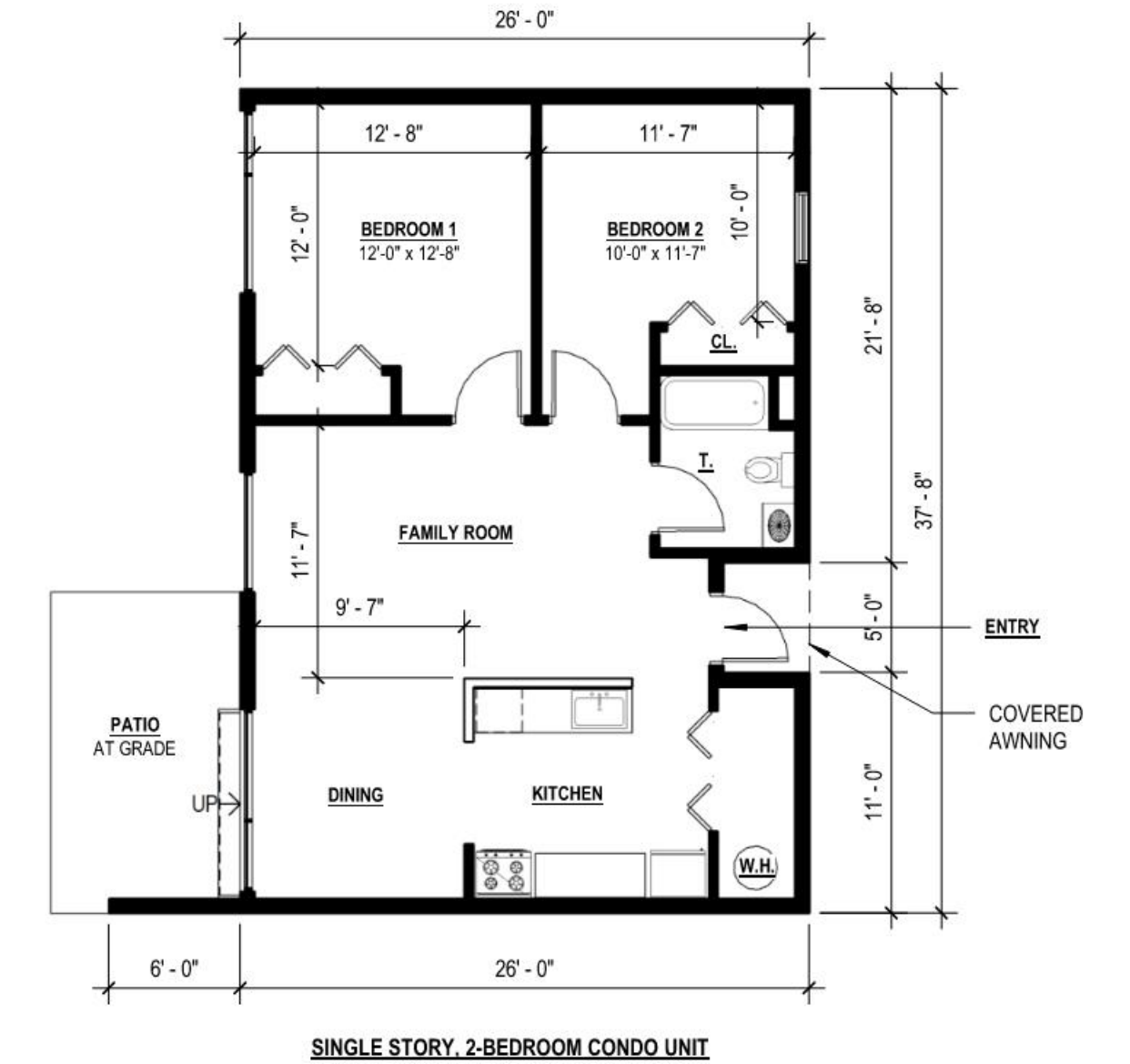
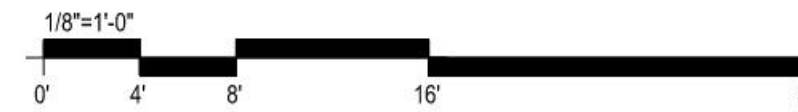
Lodging Amenities Illustrative Examples



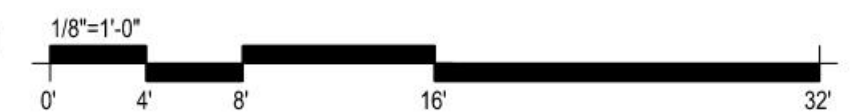
Concept Plan - Single Story Units Illustrative Examples



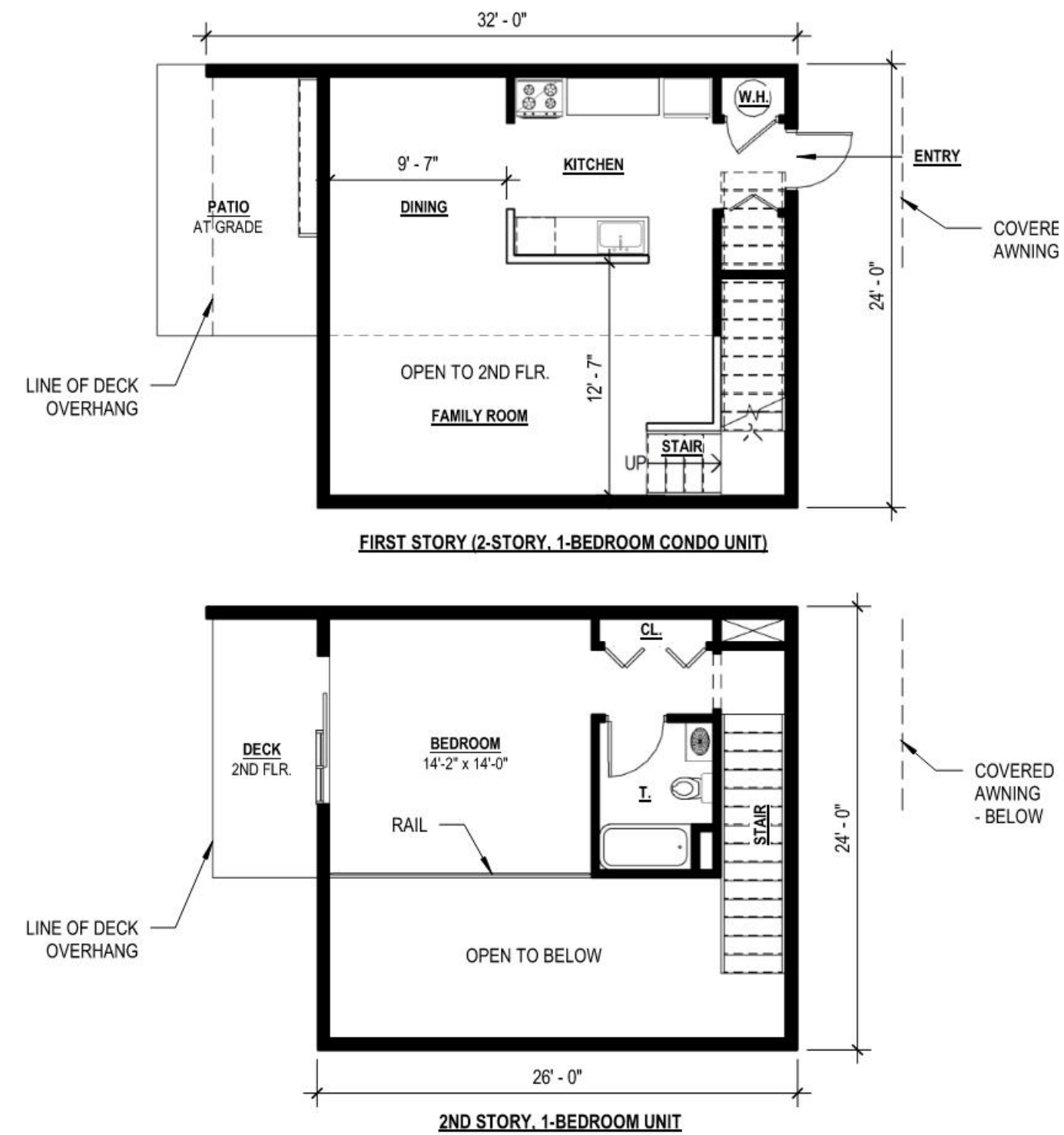
1 CONCEPT FLOOR PLAN
1/8" = 1'-0"



1 CONCEPT FLOOR PLAN
1/8" = 1'-0"



Concept Plan - Two-Story Unit Illustrative Examples

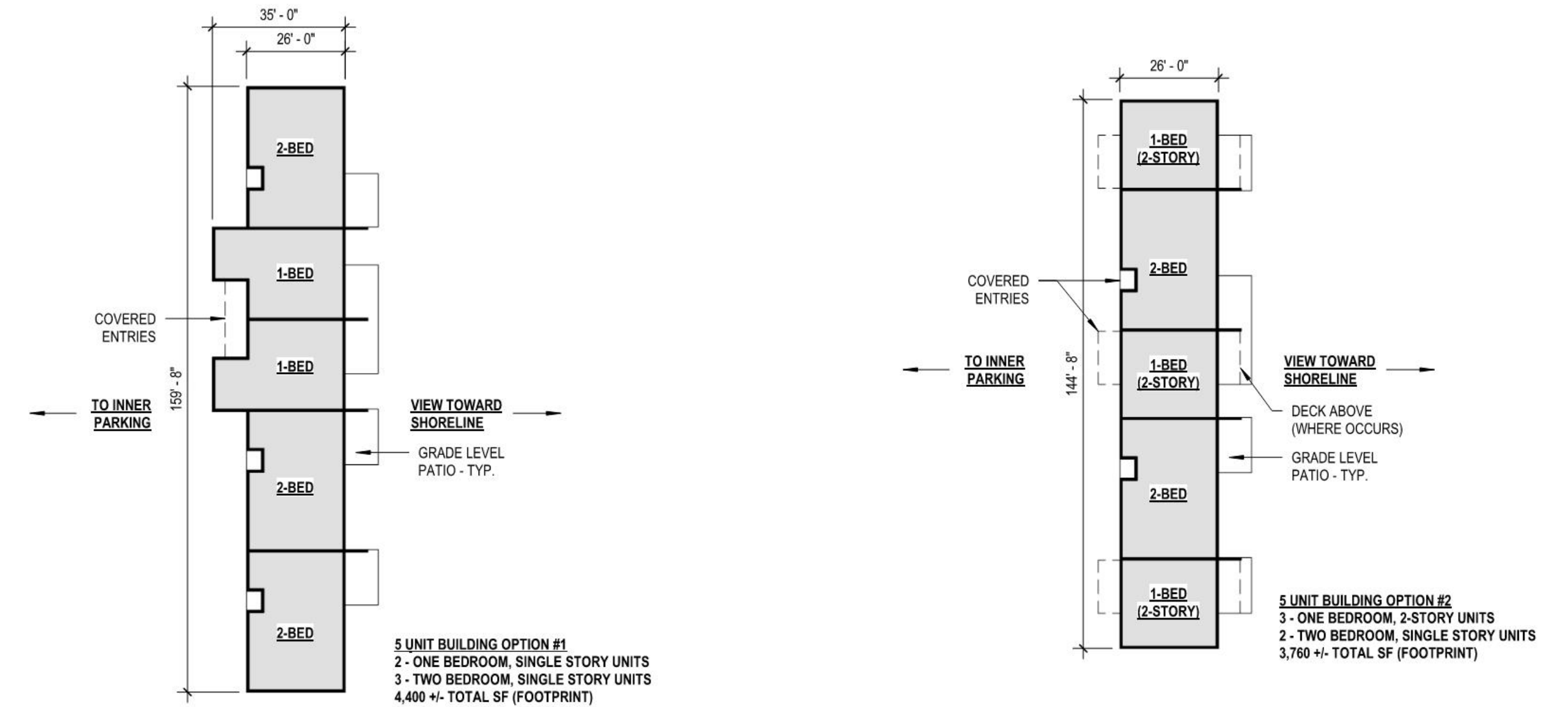


* FIRST FLOOR FOOTPRINT = 628 +/- S.F.
 * 2ND FLOOR (W/ DECK) = 708 +/- S.F.
 ASSUMED TOTAL S.F. = 1,336 +/- S.F.

2 CONCEPT FLOOR PLAN
1/8" = 1'-0"



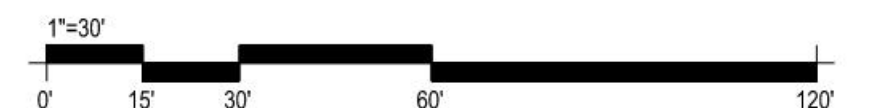
Concept Plan - Conjoined Five-Unit Building Options Illustrative Examples



1 5-UNIT BLDG. OPTION #1
1" = 30'-0"



2 5-UNIT BLDG. OPTION #2
1" = 30'-0"



Section 5 Combined Cost & Revenue Summaries



Explanation of Building Cost Opinions

SECTION 1 – OVERALL NARRATIVE FOR COST OPINIONS (& UNDERSTANDING OF OWNER PROVIDED COSTS)

- The Opinion of Probable Costs created for the Buildings and Amenity developments would include the normal and typical construction of each building, facility and amenity as understood, narrated and assumed in this report.
- It is understood that the Owner agency is the regional water and sewer operator and shall be responsible for the extensions and building of all water and sewer facilities to these buildings and amenities. Therefore, costs for these utility improvements have been omitted. However, typical building cost opinions listed should assume for and cover necessary costs for any new electrical extensions, new services and panels, etc. to all building types and amenities. The costs included would assume for normal extension from new or existing roadways through the development to all new buildings and facilities. Extension of electric alongside new or improved roadway development is NOT included within.
- Roadways themselves, new or assumed improved, is a cost directed by the project RFP to be NOT included in cost opinions. This work is noted in the RFP as a work that will be performed by the Owner/District. Any costs shown for parking or circulation within Cost Opinions would only be for the direct pavement shown and thought necessary to support circulation drives, drop-offs, parking, etc. at each building type.
- While not explicitly listed in the RFP, through conversations with Owner Representative Keith Thomason, it was told and understood by FGM Architects that the construction of all docks and boat slips would be performed by the Owner's own labor force and therefore those costs – labor and construction materials – are shown omitted in the Section 3 – Marina Cost Opinions.
- There are additional trails and concept thoughts shown in the Overall development for hiking, trails, golf cart usage etc. that are not explicitly included into any of the further Construction Cost Opinions.
- Each Construction Cost Opinion for buildings shown developed is for a very assumptive 2024 construction start. Time and cost escalation to cover from the time of this report to that assumed construction cost (material escalations) is shown and held as a 7% increase to the Cost figures. Any thought Construction start

BEYOND the year 2024 shall be additionally considered and the overall Construction Cost Opinion thought best increased by a factor of between 3-5%.

- As the nature of these estimates are very high-level in nature and often very presumptuous at this stage of overall construction quality and materials, a Design Contingency figure of 5% is increased into each Construction Cost Opinion. While the Cost Opinion does assume a level of finish and construction type as narrated and further described/shown in each Section Illustrative Example this assumes and holds a bigger range should the finish quality level of any Building or site improvement increase beyond those described and shown.
- Likewise, a Construction Contingency figure of 3% is shown and increased into each Construction Cost Opinion. This is less a figure for material and quality type unknowns and more a held figure for unforeseen types of issues and items that could arise during the construction of any building listed. While the Building Construction Cost per SF figure allows for a normal range of expected work and construction, this 3% figure becomes a placeholder for items that cannot be assumed or known, especially at this speculative stage of study. This figure could apply to remediation of unsuitable soils from the sites with replacement of suitable and acceptable underground strata. This could apply to any additional environmental controls and designs found necessary by Authorities having Jurisdiction. Likewise, any foundation improvements beyond a typical foundation design based on soil conditions could also apply to this figure. This is an important figure and line item and one that should not be ignored or omitted, in fact more typical at this study stage would be a 5% or higher figure held.

SECTION 2 – SUPPORT BUILDING AT RECREATIONAL ACTIVITY CENTER

- The Opinion of Probable Cost within created by FGM Architects and dated Feb-2023 is based on the Narrative and supporting Illustrative Examples, including a very conceptual Plan all shown in detail in Section 2 of this report. That Concept Plan had an overall SF building area of 6,222 SF and therefore that is the placeholder total for the Building SF used in determining our high-level Construction Costs. Building Construction at this level of Estimate

is shown at cost per square foot and any deviation thought needed above or lower than the provided Concept Plan SF shall be taken into consideration.

- All costs listed in the Understanding of Owner Provided Costs can be assumed excluded. The Cost provided does include however assumed new parking and circulation drive/drop-off pavement thought necessary. Additionally, pavements in terms of walkways, paths, etc. between the amenities of just the Recreational Activity Center are listed as a line item with an assumed cost. Without a final Concept Plan please note and consider these as very speculative assumed costs.
- Additional Recreational Activity Center Site Structures that are included in this Cost Opinion are a miniature golf entry gate as described in that amenity narrative. Additionally cost for a possible and separate stand-alone starter or check-in building for the miniature golf and adventure play course is NOT included in this building Cost Opinion but IS in the Amenity Cost Opinion. While not described or listed specifically in the RFP we feel these are possibly needed structures that could allow for singular play (or check-in/ entry) of these amenities if so desired. Likewise, a cost is shown for separate stand-alone toileting buildings. While these can be a 'kit' type of pre-engineered park toileting building it is advised to have these as a consideration for the Recreational Center. There certainly will be planned Toileting facilities in the Support Building as well but as the planned Rec. area is large, it is thought perhaps necessary to extend toileting facilities among the site. Minor additional structures – dumpster enclosures or similar would be a cost that can be assumed covered within either the building overall costs or within contingency cost figures shown.
- Recreational Activity Center Site Structures that are NOT included in this Cost Opinion are supportive Aquatic features that are held as Cost items in the more specific Opinion of Project Costs for the Aquatic Features developed by teammate Counsilman-Hunsaker. These items include any necessary stand-alone Pool/ Aquatic Mechanical Building or Enclosure and both large Pavilion Structures and smaller shade structures. However, the narrative and possible illustrative examples for a large Pavilion Structure is shown in Section 2 in this report.

SECTION 3 – MARINA STORE / HUB BUILDING

- The Opinion of Probable Cost within created by FGM Architects and dated Feb-2023 is based on the Narrative and supporting Illustrative Examples, including a very conceptual Space Needs Program all shown in detail in Section 3 of this report. That Program showed a listing of spaces and areas assumed for this building and had an overall SF building area range between 4,014 and 4,915 SF. For the use of these Construction Cost Opinions, the high figure of 4,915 SF is used to determine our high-level Construction Costs. The thought being this would more accurately represent a thought maximum cost for this building. Building Construction at this level of Estimate is shown at cost per square foot and any deviation thought needed above or lower than the provided Concept Plan SF shall be taken into consideration.
- All costs listed in the Understanding of Owner Provided Costs can be assumed excluded. The Cost provided does include however assumed new parking and circulation drive/drop-off pavement thought necessary. Additionally, pavements in terms of walkways, paths, etc. between the amenities of just the Marina and surrounding area are listed as a line item with an assumed cost. Without a final Concept Plan please note and consider these as very speculative assumed costs.
- Additional Marina Site Structures and Improvements that are included in this Cost Opinion are a line item for an assumed dockside fuel island with tanks, fuel pumps and thought employee outbuilding for staff operations. Also, while there is a sufficient and expansive existing parking lot that is discussed as planned to remain, this Cost Opinion includes cost to provide a new asphalt surfacing and stripping of this entire lot. Likewise, the Overall Concept Plan shows development and improvement of a new boat ramp adjacent to the marina and this assumed cost is also included.
- While not described or listed specifically in the RFP, our developed Overall Concept Plan shows and locates a place for an outbuilding pavilion type covering adjacent the Marina and future RV. We feel this is a suggested amenity that could be an important piece of this development and also provide another strong revenue possibility as rental space. This amenity is shown additionally as a line item in this Construction Cost Opinion.

SECTION 4 – LODGING (CONDOS & MAINTENANCE BUILDINGS)

- The Opinion of Probable Cost within created by FGM Architects and dated Feb-2023 is based on the Narrative and supporting Illustrative Examples, including very conceptual Plans for the lodging condos all shown in detail in Section 4 of this report. Those Concept Plans showed possible Floor Plan layouts for the one- and two-bedroom options – each with a single and two-story option. In addition, Concept Footprints show how Five (5) conjoined unit buildings of a mix of one- and two-bedroom units (using the individual floor plan concepts) could be developed. These Five-Unit conjoined building Structures were shown in two options on with an Overall SF of 8,800 SF and one with a smaller 7,520 SF footprint were developed. To achieve the RFP goal of developing cost for 20 overall Condo units (10 – 1 bedroom and 10 – 2 bedroom) the footprint areas of the two Five-Unit building SF's were used as the placeholder total for determining our high-level Construction Costs. Building Construction at this level of Estimate is shown at cost per square foot and any deviation thought needed above or lower than the provided Concept Plan SF shall be taken into consideration.
- All costs listed in the Understanding of Owner Provided Costs can be assumed excluded. The Cost provided does include however assumed new parking and circulation drive/drop-off pavement thought necessary. Additionally, pavements in terms of walkways, paths, etc. between the amenities of just the Lodging and surrounding "Pod" area are listed as a line item with an assumed cost. Without a final Concept Plan please note and consider these



as very speculative assumed costs.

- Additional Lodging Structures and Improvements that are included in this Cost Opinion are a line item for an assumed 1000 SF Maintenance and Laundry Building. This is a specific request from the Owner RFP and while this building is not developed to a concept plan level the 1000 SF is assumed more than substantial to support this building's function.
- While not described or listed specifically in the RFP, our developed Overall Concept Plan shows and locates a place for an outbuilding pavilion type covering adjacent the shoreline with a bit of developed patio or seating area adjacent the lake. This area also has an adjacent playground feature. While the small pavilion structure could possibly have some rental usage the general thought is a developed outdoor assembly space that is nearby and adjacent the lodging to let the rental lodgers have an additional place to congregate, socialize and assemble beyond just the rental units. We feel this is an important amenity and one we list as a separate line item in Construction Cost Opinion.
- Lodging Site Structures and Buildings that are NOT included in this Cost Opinion are any future Cabins (Yurts or otherwise) or adjacent RV rental campgrounds to the shown developed Condo Unit "Pod". While explained in narrative and illustrative example detail in Section 4 of this report, these future amenities were not asked as needed to be included in the current Construction Cost figures. We do feel important that this



Building Cost Opinions

Section 2 - Support Building at Rec. Activity Center **FGMA**ARCHITECTS
 Rend Lake Recreational Development Study
 FGMA #22-3590.01 Feb-23

The following is the estimated probable project cost for Rec. Activity Support Building with the proposed square footage

Description	S.F./Qty	Unit	Range	
			Low	High
Site Clearing/ Improvement Costs *		\$	65,000	75,000
New Support Building Construction **	6,222	\$325-\$345/ SF	2,022,150	2,146,590
<i>New Shade Pavilion Cover (1 @ 30'x30' Assumed)</i>	<i>900</i>	<i>See Aquatic Cost Op.</i>	-	-
<i>Small Shade Structures</i>	<i>4</i>	<i>See Aquatic Cost Op.</i>	-	-
<i>Separated Aquatic Mech. Bldg.</i>	<i>Varies</i>	<i>See Aquatic Cost Op.</i>	-	-
Site / Landscaping Improvements		3-5% of Bldg. Const.	61,000	107,000
New Parking Pavement	65,000	\$6.5-\$8.5/ SF	422,500	552,500
New Site Circ./Walks to Amenities	1Unit	\$85-\$100k Lump Sum	85,000	100,000
Separate Branding Entry & Gate to Mini Golf	1	\$15-\$25k/ SF	15,000	25,000
Separate Outbuilding Single User/ Unisex Toilet Bldgs.	2	\$70-\$90k/ SF Each	140,000	180,000
Subtotal		\$	2,810,650	3,186,090
Design Contingency		5%	141,000	159,000
Construction Contingency		3%	84,000	96,000
Time/ Material Escalation ***		7%	197,000	223,000
Hard Construction Total		\$	3,232,650	3,664,090
Design/Legal/Testing & Observation		12%	388,000	440,000
Sub Total		\$	3,620,650	4,104,090
FFE (For New Support Bldg.)		\$5 - 6.5/SF	31,000	40,000
TOTAL PROJECT COST ***		\$	3,651,650	4,144,090

* Site costs assume no other land acquisition costs
 ** Bldg. costs assume typical foundation cost, typical utility extensions, typical surrounding site & pavement development unless noted otherwise
 *** Cost estimate is assuming and showing escalation for 2024 Construction (escalation held for time between estimate and assumed construction), additional years should be escalated at a min. of 3-5%

Section 3 - Marina Store / Hub Building **FGMA**ARCHITECTS
 Rend Lake Recreational Development Study
 FGMA #22-3590.01 Feb-23

The following is the estimated probable project cost for Marina Hub Building with the proposed square footage

Description	S.F./Qty	Unit	Range	
			Low	High
Site Clearing/ Improvement Costs *		\$	40,000	50,000
New Marina Building Construction **	4,915	\$385-\$415/ SF	1,892,275	2,039,725
<i>Max SF shown from Space Need Program</i>				
<i>New Docks / Boat Slips</i>	<i>100</i>	<i>Assumed by Owner</i>	-	-
<i>New Boat Storage Slips</i>	<i>100</i>	<i>Assumed by Owner</i>	-	-
Site / Landscaping Improvements		7-9% of Bldg. Const.	132,000	184,000
New Parking & Entry Pavement	17,000	\$6.5-\$8.5/ SF	110,500	144,500
Parking Improvements to Existing Lot	175,000	\$2.5-\$3.5/ SF	437,500	612,500
Assume asphalt resurfacing & stripping				
New Pavement and Improvements to Boat Ramp	16,000	\$6.5-\$8.5/ SF	-	-
New Site Circ./Walks to Amenities	1Unit	\$20-\$30k Lump Sum	20,000	30,000
Outbuilding Rental Pavilion & Dock (Near future RV)	1500	\$60-\$70k/ SF	90,000	105,000
Assumed 30' x 50' Pre-Engineered Structure (Optional)				
Fuel Island/ Dock Building	1Unit	\$45-\$60k Lump Sum	45,000	60,000
Assumed Fuel tank/ pumps by vendor				
Subtotal (Less Cost for Docks/ Boat Slips)		\$	2,767,275	3,225,725
Design Contingency		5%	138,000	161,000
Construction Contingency		3%	83,000	97,000
Time/ Material Escalation ***		7%	194,000	226,000
Hard Construction Total		\$	3,182,275	3,709,725
Design/Legal/Testing & Observation		12%	382,000	445,000
Sub Total		\$	3,564,275	4,154,725
FFE (For New Marina Store/ Hub)		\$15 - 20/SF	74,000	98,000
TOTAL PROJECT COST ***		\$	3,638,275	4,252,725

All items listed in *Italic font* & in *Red* are excluded costs
 * Site costs assume no other land acquisition costs
 ** Bldg. costs assume typical foundation cost, typical utility extensions, typical surrounding site & pavement development unless noted otherwise
 *** Cost estimate is assuming and showing escalation for 2024 Construction (escalation held for time between estimate and assumed construction), additional years should be escalated at a min. of 3-5%

While the above costs do not reflect Boat Dock or Deck cost (it was explained during the Report development that these items could be installed with Owner provided labor and material) we did do research on average deck material costs. While there is a wide variation for materials, below is a summary of deck material costs/SF (assumed labor included in costs):

Pine	\$15 - \$50/ SF	Pressure Treated	\$30 - \$90/SF
Plastic	\$25 - \$80/SF	Aluminum	\$35 - \$95/SF
Cedar	\$30 - \$80/SF	Hardwood	\$40 - \$100/SF
Vinyl	\$30 - \$80/SF	Concrete	\$220 - \$600/SF

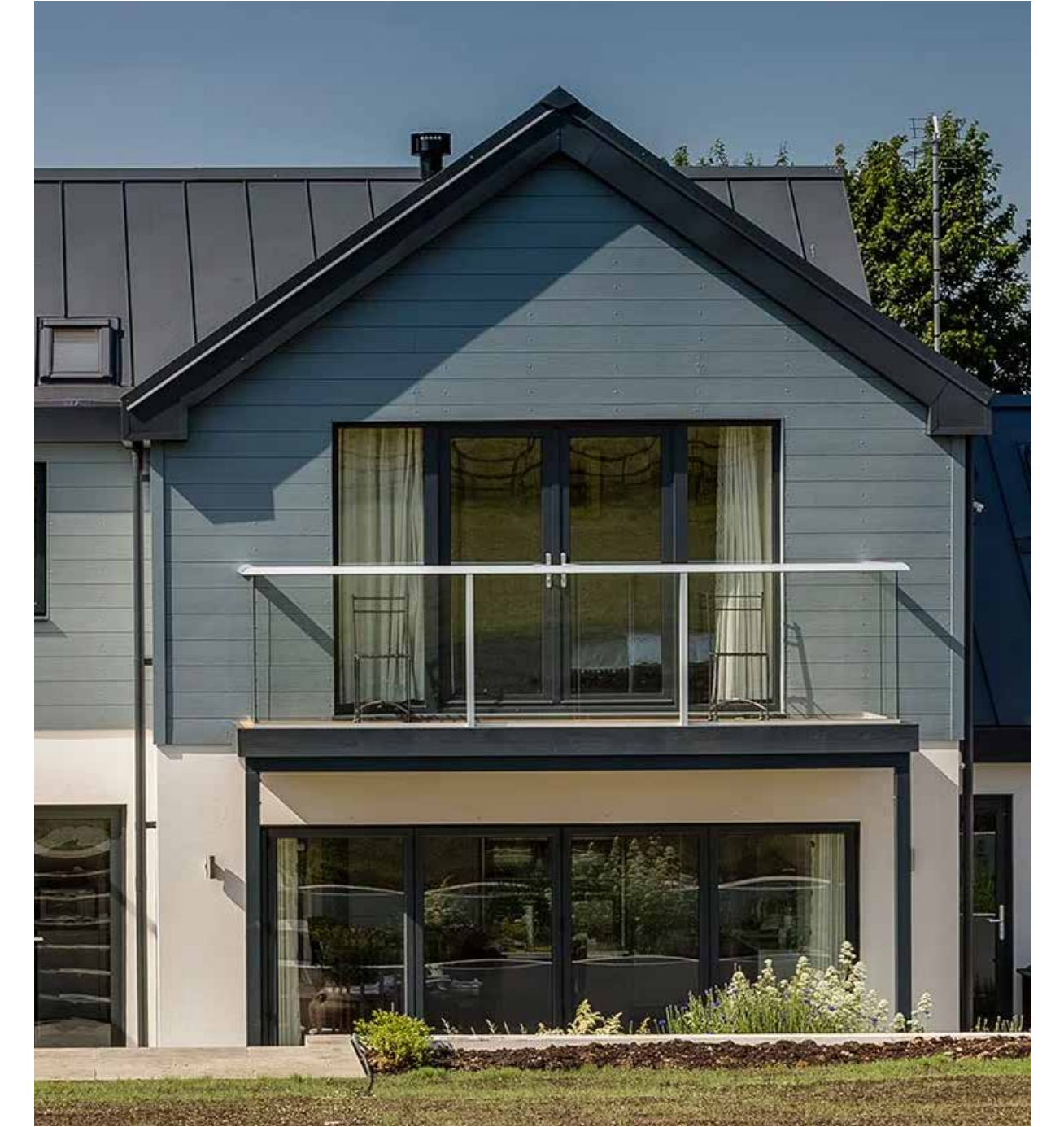
Building Cost Opinions

Section 4 - Lodging Buildings (Rental Condos & Maint.) **FGMA**ARCHITECTS
 Rend Lake Recreational Development Study
 FGMA #22-3590.01 Feb-23

The following is the estimated probable project cost for Lodging Buildings with the proposed square footage

Description	S.F./Qty	Unit	Range	
			Low	High
Site Clearing/ Improvement Costs *		\$	65,000	75,000
New Condo Building Construction **	8,800	\$365-\$390/ SF	3,212,000	3,432,000
<i>2 Separate 4,400 SF Footprint 5-Unit Bldgs.</i>				
New Condo Building Construction **	7,520	\$365-\$390/ SF	2,744,800	2,932,800
<i>2 Separate 3,760 SF Footprint 5-Unit Bldgs.</i>				
New Maintenance Building Construction **	1,000	\$300-\$335/ SF	300,000	335,000
<i>Future Cabins/ Yurts</i>		<i>Not included per RFP</i>	-	-
<i>Future Developed RV Camping Sites</i>		<i>Not included per RFP</i>	-	-
Site / Landscaping Improvements		7-9% of Bldg. Const.	438,000	603,000
New Parking & Entry Pavement	43,000	\$6.5-\$8.5/ SF	279,500	365,500
New Site Circ./Walks to Amenities	1 Unit	\$20-\$30k Lump Sum	20,000	30,000
New Playground & Shade Structure & Shore Deck	1 Unit	\$250-\$300k Lump Sum	250,000	350,000
Optional amenity cost				
Subtotal (Less Cost for Docks/ Boat Slips)		\$	7,309,300	8,123,300
Design Contingency		5%	365,000	406,000
Construction Contingency		3%	219,000	244,000
Time/ Material Escalation ***		7%	512,000	569,000
Hard Construction Total		\$	8,405,300	9,342,300
Design/Legal/Testing & Observation		12%	1,009,000	1,121,000
Sub Total		\$	9,414,300	10,463,300
FFE (For Condos)		\$15 - 20/SF	245,000	326,000
FFE (For Maintenance/ Laundry)		\$15 - 20/SF	15,000	20,000
TOTAL PROJECT COST ***		\$	9,429,300	10,483,300

All items listed in *Italic font* & in *Red* are excluded costs
 * Site costs assume no other land acquisition costs
 ** Bldg. costs assume typical foundation cost, typical utility extensions, typical surrounding site & pavement development unless noted otherwise
 *** Cost estimate is assuming and showing escalation for 2024 Construction (escalation held for time between estimate and assumed construction), additional years should be escalated at a min. of 3-5%



Explanation of Amenity Building Cost Opinions

SECTION 2 - MINIATURE GOLF AMENITY AT RECREATIONAL ACTIVITY CENTER

DESCRIPTION/RECOMMENDATION

In conjunction with the Client teams' vision for the development of the Rend Lake Conservancy District, the Project Team analyzed the development of two 18-hole miniature golf course with various obstacles and creative designs as part of the proposed Recreation Activity Center.

Through the research and analysis process, the Project Team has evaluated multiple options for miniature golf. There are a wide range of variations of miniature golf, and the definition of the types of miniature golf are fluid.

For the purpose of this study, the following definitions clarify the options and recommendations:

- **Miniature Golf:** the overarching label for all small-scale, putting-only golf features.
- **Mini Golf:** a Miniature Golf course that is intended to look like a small golf course with traditional-looking golf elements and challenges. While Mini Golf courses have been historically been considered courses for more serious golfers, with the sport of golf's visibility and recent spike in interest/participation that has been fueled by a combination of the COVID 19 pandemic, the establishment of a new and highly visible professional tour, and an explosion in social media golf channels, Mini Golf has seen a revitalization and is now a feature of entertainment destinations like PopStroke.
- **Putt-Putt Golf:** a Miniature Golf course that is reminiscent of the courses most people expect when they think of this type of attraction; while there are multiple names and designations for Putt-Putt Golf – including Putt-Putt, Crazy Golf, and Goofy Golf – these categories share a theme of having non-traditional obstacles, colors and themes ranging from ramps and garden gnomes to small-scale historic monuments and everything in between.

Given the vision, goals, and current/future attractions, the Project Team recommends the development of two distinct 18-hole courses, one each of Mini Golf and Putt-Putt Golf.

As demonstrated in the financial forecast and described in that section of the report, both Miniature Golf courses can be purchased as one-off rounds or as part of the Park Pass.

Images depicting Mini Golf



Images depicting Putt-Putt Golf



SECTION 2 - ROPES COURSE/CLIMBING AMENITY AT RECREATIONAL ACTIVITY CENTER

DESCRIPTION/RECOMMENDATION

In conjunction with the Client teams' vision for the development of the Rend Lake Conservancy District, the Project Team analyzed the development of two variations of Ropes Course/Climbing features.

There are two primary types of ropes courses. For the purpose of this study, the following definitions clarify the options and recommendations:

- **Guided Ropes Tour (Aerial/Ropes Course):** Also referred to as a "high" and/or "low" ropes courses, these assets usually consist of rope and log-based elements. These models cater to team-building programming and involve problem solving, individual challenges, and group exercises. As such, they require highly trained staff that are not only safety certified to set up the course, train participants, and maintain safety, but they also typically need to be trained on group and teambuilding facilitation.

Industry experience shows that an ideal guided ropes course is shaped to end at the same location that it begins. Additionally, the ideal zip line declines 10-percent over the distance it covers.

- **Self-Guided Ropes Course (Adventure Course):** These assets usually use a track-and-wheel system that require participants to attach their harness/carabiner/rope (with staff member guidance) to the structure one time and choose their own path throughout the structure during a pre-specified period of time.

Self-Guided Adventure Courses typically offer multiple courses with 8-12 elements to cater to guests with differing levels of experience, comfort, and risk tolerance. Participants can traverse the course by moving from one platform to another with guides to direct and assist when necessary.

Given the vision, goals, and current/future attractions, the Project Team recommends the development of a Self-Guided Ropes Course (Adventure Course).

As demonstrated in the financial forecast and described in that section of the report, the Adventure Course can be purchased as a one-off experience or as part of the Park Pass.

Images depicting Guided Ropes Tours (Aerial / Ropes Courses)



Images depicting Self-Guided Ropes Tours (Adventure Courses)



Amenity Cost Opinions

Section 2 - Miniature Golf - Two (2) 18-Hole Courses
 Rend Lake Recreational Development Study
 FGMA #22-3590.01
 Feb-23



Section 2 - Adventure Play/ Course
 Rend Lake Recreational Development Study
 FGMA #22-3590.01
 Feb-23



The following is the estimated probable project cost for Mini-Golf Amenity & Starter Bldg.

Description	S.F./Qty	Unit	Range			
			Low	High		
Site Clearing/ Improvement Costs *	87,500	\$2.5-\$3/ SF	\$	218,750	\$	262,500
Open-Air Pavilion - Starter Bldg., Lockable Storage, Etc.	1,200	\$75-\$125/ SF	\$	90,000	\$	150,000
Mini Golf Construction						
18-Hole Mini Golf Style Course	1Unit	\$200-\$300k Lump Sum	\$	200,000	\$	300,000
18-Hole Putt Putt Style Course	1Unit	\$250-\$350k Lump Sum	\$	250,000	\$	350,000
Site / Landscaping Improvements		9-12% of Amenity Const.	\$	49,000	\$	96,000
Subtotal			\$	807,750	\$	1,158,500
Design Contingency		5%	\$	40,000	\$	58,000
Construction Contingency		3%	\$	24,000	\$	35,000
Time/ Material Escalation **		7%	\$	57,000	\$	81,000
Hard Construction Total			\$	928,750	\$	1,332,500
Design/Legal/Testing & Observation		12%	\$	111,000	\$	160,000
Sub Total			\$	1,039,750	\$	1,492,500
FFE (For New Starter Bldg.)		\$8 - 10/SF	\$	10,000	\$	12,000
TOTAL PROJECT COST **			\$	1,049,750	\$	1,504,500

* Site costs assume no other land acquisition costs
 ** Cost estimate is assuming and showing escalation for 2024 Construction (escalation held for time between estimate and assumed construction), additional years should be escalated at a min. of 3-5%

The following is the estimated probable project cost for Adventure Course & Starter Bldg.

Description	S.F./Qty	Unit	Range			
			Low	High		
Site Clearing/ Improvement Costs *	55,000	\$1-\$3/ SF	\$	55,000	\$	165,000
Open-Air Pavilion - Starter Bldg., Lockable Storage, Etc.	1,600	\$100-\$125/ SF	\$	160,000	\$	200,000
Adventure Play/ Course Construction						
5-6 Courses; 10 Elements Per Course	50-60 Elements	\$8-\$10k/ Element	\$	400,000	\$	600,000
Adventure Course Climbing Equipment	1Unit	\$15-\$30k Lump Sum	\$	15,000	\$	30,000
Site / Landscaping Improvements		9-12% of Amenity Const.	\$	52,000	\$	100,000
Subtotal			\$	682,000	\$	1,095,000
Design Contingency		5%	\$	34,000	\$	55,000
Construction Contingency		3%	\$	20,000	\$	33,000
Time/ Material Escalation **		7%	\$	48,000	\$	77,000
Hard Construction Total			\$	784,000	\$	1,260,000
Design/Legal/Testing & Observation		12%	\$	94,000	\$	151,000
Sub Total			\$	878,000	\$	1,411,000
FFE (For New Starter Bldg.)		\$8 - 10/SF	\$	13,000	\$	16,000
TOTAL PROJECT COST **			\$	891,000	\$	1,427,000

* Site costs assume no other land acquisition costs
 ** Cost estimate is assuming and showing escalation for 2024 Construction (escalation held for time between estimate and assumed construction), additional years should be escalated at a min. of 3-5%

SECTION 2 - AQUATIC AMENITY AT RECREATIONAL ACTIVITY CENTER

NARRATIVE OF PROBABLE COST

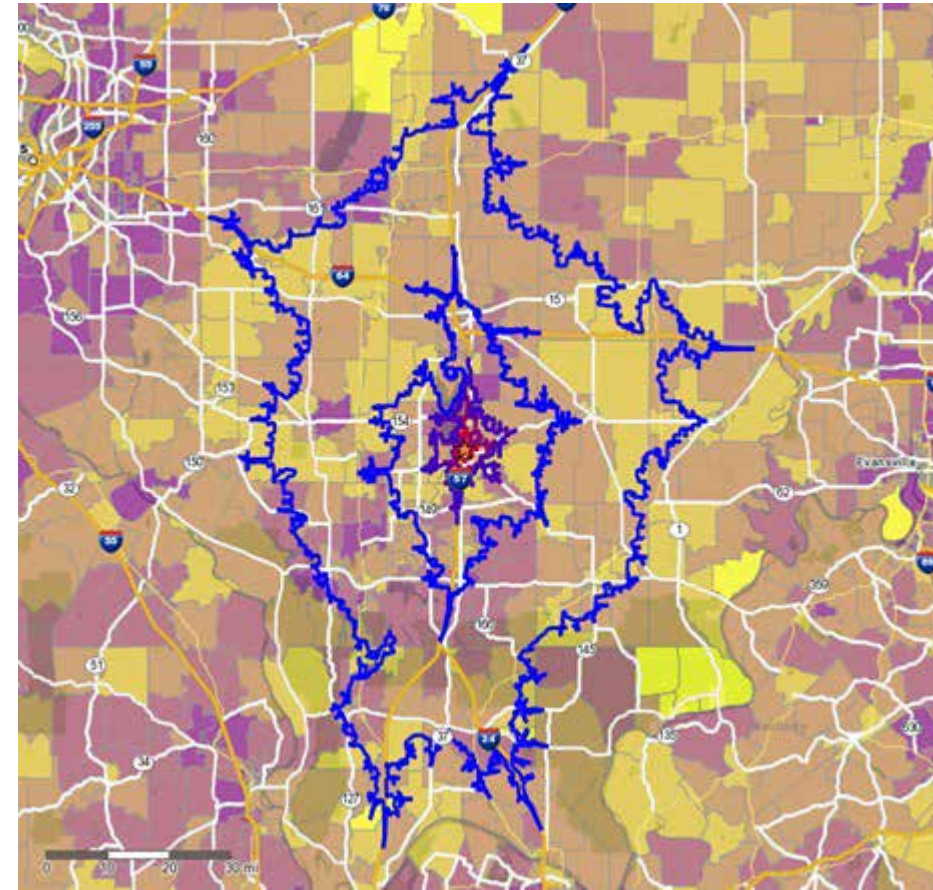
Councilman-Hunsaker has prepared an Opinion of Probable Construction Cost for the pool(s) and building. A budget for site construction costs and furniture fixtures and equipment (FF&E) has also been calculated and included in the estimates. Recent project bid figures of similar projects have been used as well as national estimating guides and local cost adjustment factors.

CART OPINION OF PROJECT COST: Splashpad Concept 1					
Description	Unit	Amount	Cost per Unit	Opinion of Cost	Opinion of Cost
Support Spaces		2,876	210	\$604,020	\$604,020
Outdoor Pool Mechanical Enclosure	Sq. Ft.	2,876	210	\$604,020	
Outdoor Aquatic Center		60,411	92	\$5,554,936	\$5,554,936
Spraypad 1	Sq. Ft.	14,134	175	\$2,473,450	
Features	Allowance	1	500,000	\$500,000	
Waterslide Tower	Allowance	0	425,000	\$0	
Waterslide Mechanical	Allowance	0	50,000	\$0	
Spraypad 1	Sq. Ft.	3,000	175	\$525,000	
Features	Allowance	1	200,000	\$200,000	
Spraypad 2	Sq. Ft.	3,000	175	\$525,000	
Features	Allowance	1	200,000	\$200,000	
Shade Structures	Qty.	4	10,000	\$40,000	
Shade Pavillion	Qty.	1	20,000	\$20,000	
Outdoor Deck	Sq. Ft.	40,268	15	\$604,020	
Overhead Lighting	Sq. Ft.	60,411	6	\$362,466	
Fencing	Linear Ft.	1,000	105	\$105,000	
Unit	Sq. Ft.		Cost	Opinion of Cost	Opinion of Cost
Total Building Construction Costs		63,287	\$97	6,158,956	6,158,956
Furniture, Fixtures, Equipment				\$25,000	\$25,000
Subtotal				\$6,183,956	\$6,183,956
Total Estimated Project Costs:			\$98	\$6,183,956	\$6,200,000
Estimate Current as of:	1/19/2023				
	Source: Councilman-Hunsaker				

CART OPINION OF PROJECT COST: Splashpad Concept 2					
Description	Unit	Amount	Cost per Unit	Opinion of Cost	Opinion of Cost
Support Spaces		2,341	210	\$491,610	\$491,610
Outdoor Pool Mechanical Enclosure	Sq. Ft.	2,341	210	\$491,610	
Outdoor Aquatic Center		49,167	88	\$4,308,837	\$4,308,837
Spraypad 1	Sq. Ft.	16,387	175	\$2,867,725	
Features	Allowance	1	500,000	\$500,000	
Waterslide Tower	Allowance	0	425,000	\$0	
Waterslide Mechanical	Allowance	0	50,000	\$0	
Shade Structures	Qty.	4	10,000	\$40,000	
Shade Pavillion	Qty.	1	20,000	\$20,000	
Outdoor Deck	Sq. Ft.	32,774	15	\$491,610	
Overhead Lighting	Sq. Ft.	49,167	6	\$295,002	
Fencing	Linear Ft.	900	105	\$94,500	
Unit	Sq. Ft.		Cost	Opinion of Cost	Opinion of Cost
Total Building Construction Costs		51,508	\$93	4,800,447	4,800,447
Site Construction Costs (parking, landscaping, utilities, walks - assuming normal site conditions)				\$0	\$0
Furniture, Fixtures, Equipment				\$25,000	\$25,000
Subtotal				\$4,825,447	\$4,825,447
Total Estimated Project Costs:			\$94	\$4,825,447	\$4,900,000
Estimate Current as of:	1/19/2023				
	Source: Councilman-Hunsaker				

Demographical Data

Demographic Overview (2021) – 40 Minute Drive Time			
Total Population	322,585	Median Income	\$47,599
% Male Population	50.4%	Per Capita Income	\$26,930
% Female Population	49.6%	Average Household Income	\$64,520
Median Age	40.4	Owner Occupied Housing Units	84.6%
Population Density	77.9	Vacant Housing Units	15.4%
Total Households	131,373	Household Growth from 2000 to 2021	-1.6%
Average Household Size	2.3	Household Growth from 2021 to 2026	0.6%

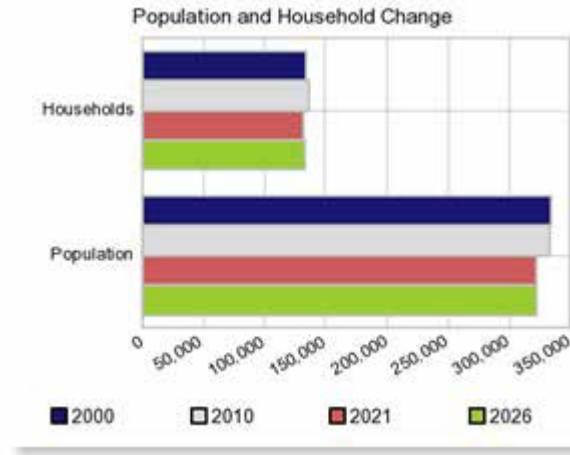


Block Groups - High (Above 2,050)	
[Dark Purple]	Block Groups - High (Above 2,050)
[Medium Purple]	Block Groups - Above Average (1,275 to 2,050)
[Light Purple]	Block Groups - Average (790 to 1,275)
[Yellow-Orange]	Block Groups - Below Average (495 to 790)
[Yellow]	Block Groups - Low (Below 495)

Area Population Change

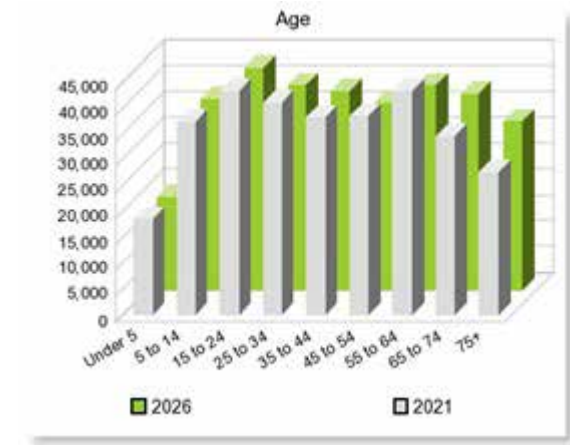
The number of households in the study area in 2000 was 133,548 and changed to 135,778 in 2010, representing a change of 1.7%. The household count in 2021 was 131,373 and the household projection for 2026 is 132,106, a change of 0.6%.

The population in the study area in 2000 was 333,913 and in 2010 it was 333,193, roughly a -0.2% change. The population in 2021 was 322,585 and the projection for 2026 is 322,731 representing a change of 0.0%.



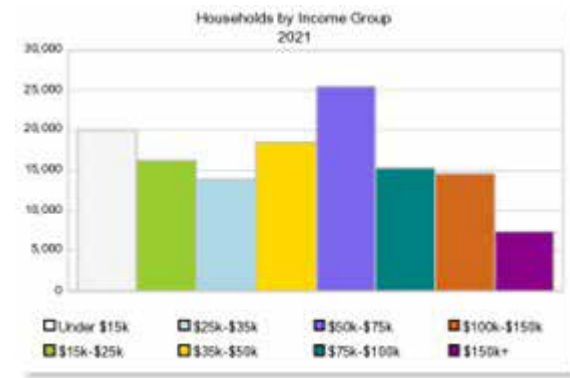
Median Age of Population

In 2000, the median age of the total population in the study area was 37.2, and in 2010, it was 39.0. The median age in 2021 is 40.4 and it is predicted to change in five years to 41.1 years. In 2021, females represented 49.6% of the population with a median age of 42.4 and males represented 50.4% of the population with a median age of 38.6 years. In 2021, the most prominent age group in this geography is Age 55 to 64 years. The age group least represented in this geography is Age 0 to 4 years.



Income of Population

In 2021 the predominant household Current Year income category in this study area is \$50K - \$75K, and the income group that is least represented in this geography is \$150K +.



Combined Pro-Forma of Operating Costs & Financial Forecasts of Developments

INTRODUCTION

The Project Team has created a set of financial forecasts for the following additions to the Rend Lake Conservancy District:

Marina featuring:

- 100 Boat Slip Dock Rentals
- 100 Dry Boat Storage Slips
- Gas and Fuel Service
- Marina Store and Hub Building

Lodging featuring:

- 10 – 1 Bedroom Condos (700-800 square ft)
- 10 – 2 Bedroom Condos (800-1000 square ft)
- 1 Maintenance/Laundry Building (800-1000 square ft)

Recreation Activity Center featuring:

- Two 18-Hole Miniature Golf Courses
- Aerial Adventure Course
- Water Park

In creating facility recommendations and financial forecasts, the Project Team identified and modeled operating strategies aimed at achieving three primary goals:

1. Establish high quality, unique amenities that contribute to and improve Rend Lake's reputation as a premier vacation destination.
2. Enhance the guest experience by creating a diverse, family-friendly set of recreation options that will increase activity, amplify visitation, and encourage extended trips to Rend Lake.
3. Contribute to the overall financial performance of the Rend Lake Conservancy District by adding revenue-generating assets that – in aggregate – produce positive operational income and create synergies between existing and new amenities.

To inform the revenue and expense projections, the Project Team conducted research on the local and regional markets (including demographic and socioeconomic data, participation rates, competition, and pricing), analyzed real-world financial performance data from comparable assets and operations, and integrated its operational and analytical expertise to create a conservative, reliable set of financial projections.

OPERATING MODEL OVERVIEW

While the Project Team has created individual financial forecasts for each of the recommended assets, it is important to recognize and understand each is expected to function and where synergies exist that improve the individual and aggregate financial performance of the assets. The information that follows summarizes the sources of revenue, management and staffing model, and operating expenses for each new asset.

It is important to note that the financial forecasts shown within are based on assumed Owner operation costs only and do not otherwise reflect or include any debt service or capital replacement or repayment cost for any of the assumed construction costs of any of the development buildings or amenities.

Marina

The marina will generate revenue from six primary revenue streams:

- *Moorage* – options for overnight slip rentals, annual slip rentals, and monthly dry storage will be available.
- *Boat Rentals* – for guests without their own watercraft, pontoon boats and john boats will be available for full day and half day rentals.
- *Launch Fees* – a launch fee will be charged for guests who bring their watercraft and launch on the lake.
- *Kayak and Standup Paddleboard Rentals* – for guests who want to be on the water but do not own or rent motorized watercraft, kayaks and standup paddleboards will be available two rent.
- *The Marina Store and Restaurant* – the marina store and restaurant will be operated by an outside concessionaire that will pay an annual lease to operate its business.
- *Fuel* – fuel will be available for sale at the marina.

Management of the marina will be the responsibility of a new, full-time manager with responsibilities over the marina and recreation activity center assets (miniature golf, aerial adventure course, and waterpark). Part-time marina staff will be responsible for customer service, boat launches, rentals and fuel.

Beyond staff, the marina will have expenses related to supplies, fuel, maintenance and repairs, grounds maintenance, banking/credit card fees, employee uniforms, insurance, marketing, software, utilities and capital improvement (modeled as an annual allocation).

OPERATING MODEL OVERVIEW (CONTINUED)

Lodging

The new lodging assets will generate revenue from overnight guests. While room night fees have been modeled as an annual average, the Project Team expects prices will vary based on seasons, day of the week, and demand/occupancy.

Management of the new lodging assets will be the responsibility of existing lodging management. Additional part-time lodging staff will be responsible for customer service, sales, and servicing the rooms.

Beyond staff, the new lodging assets will have expenses related to supplies, building and grounds maintenance, banking/credit card fees, employee uniforms, insurance, marketing, software and internet/cable, utilities, and capital improvement (modeled as an annual allocation).

Miniature Golf

The miniature golf courses will generate revenue from rounds played and food and beverage purchases. Guests can pay for single rounds or purchase a daily park pass that includes two rounds of miniature golf, one pass for the aerial adventure course, and all-day access to the water park.

Management of the miniature golf courses will be the responsibility of a new, full-time manager with responsibilities over the marina and recreation activity center assets (miniature golf, aerial adventure course, and waterpark). Part-time miniature golf staff will be responsible for customer service, sales, monitoring the courses, and serving food and beverage purchases.

Beyond staff, the miniature golf courses will have expenses related to supplies, course, building, grounds maintenance and repairs, banking/credit card fees, employee uniforms, insurance, marketing, software, utilities, and capital improvement (modeled as an annual allocation).

Aerial Adventure Course

The aerial adventure course will generate revenue from passes, picture packages, and retail sales. Guests can pay for single sessions or purchase a daily park pass that includes two rounds of miniature golf, one pass for the aerial adventure course, and all-day access to the water park.

Management of the aerial adventure course will be the responsibility of a new, full-time manager with responsibilities over the marina and recreation activity center assets (miniature golf, aerial adventure course, and waterpark). Part-time aerial adventure course staff will be responsible for customer service, sales, safety briefings, monitoring the course, taking and selling picture packages, and selling retail items.

Beyond staff, the aerial adventure course will have expenses related to supplies, course, building, and grounds maintenance and repairs, banking/credit card fees, employee uniforms, insurance, marketing, software, utilities, and capital improvement (modeled as an annual allocation).

Water Park

The water park will generate revenue from daily admissions and parties. Guests can pay for all-day admission or purchase a daily park pass that includes two rounds of miniature golf, one pass for the aerial adventure course, and all-day access to the water park.

Management of the water park will be the responsibility of a new, full-time manager with responsibilities over the marina and recreation activity center assets (miniature golf, aerial adventure course, and waterpark). Part-time water park staff will be responsible for customer service, sales, lifeguarding, and ensuring the pool chemicals are balanced.

Beyond staff, the water park will have expenses related to supplies, training, pool and grounds maintenance and repairs, banking/credit card fees, employee uniforms, insurance, utilities, and capital improvement (modeled as an annual allocation).

INDIVIDUAL ASSET FINANCIAL PERFORMANCE PROJECTIONS

The tables that follow demonstrate the Project Team's projection of revenue and expenses for each of the recommended assets, including two options for the water park.

Lodging

Aligned with the operating model overview for lodging, the table below details the Project Team's projection of annual revenue and expenses for the new lodging assets.

New Lodging Revenue & Expenses			
Revenue	Fee per Sale	Number of Sales	Revenue
1-Bedroom (Projected 35% Annual Occupancy)	\$135.00	1,278	\$172,463
2-Bedroom (Projected 35% Annual Occupancy)	\$165.00	1,278	\$210,788
Total Revenue			\$383,250

Expenses	Expenses
Operating Supplies	
Cleaning Supplies, Laundry Supplies, Towels, Toiletries, Etc.	\$25,759
Staff	
Management (Split Between Mini Golf, Adv., Marina, and Aqua.)	\$0
Part Time Staff	\$56,940
Payroll Expenses (Processing, Taxes, Ins. Etc.)	\$8,541
Facility & Operating Expenses	
Buildings and Grounds Maintenance	\$17,050
Banking/Credit Card Fees	\$7,665
Employee Uniforms	\$250
Insurance	\$15,330
Marketing	\$7,665
Software/Communications/IT/Cable/Internet/Etc.	\$5,131
Other/General	\$21,384
Capital Improvement (Annual Allocation)	\$52,417
Utilities	
Water, Electric, Trash, Etc.	\$19,121
Total Expenses	\$237,251
Net Income	\$145,999

As demonstrated, the new lodging assets are projected to generate approximately \$383,000 of revenue, require approximately \$237,000 of expenses, and achieve a net operating of approximately \$146,000 annually.

Marina

Aligned with the operating model overview for the marina, the table below details the Project Team's projection of annual revenue and expenses for the new marina and marina store/restaurant.

Marina Revenue & Expenses			
Revenue	Fee per Sale	Number of Sales	Revenue
Moorage			
Overnight Slip	\$30	4,563	\$136,875
Annual Slip	\$1,450	10	\$14,500
Monthly Dry Storage	\$75	180	\$13,500
Boat Rentals			
Pontoon Boat - Full Day	\$300	75	\$22,500
Pontoon Boat - Half Day	\$200	150	\$30,000
John Boat - Full Day	\$125	60	\$7,500
John Boat - Half Day	\$75	120	\$9,000
Launch Fees			
Kayak and Standup Paddleboard Rentals (2 Hours)	\$5	3,000	\$15,000
Marina Store & Restaurant Concessionaire	\$30	2,250	\$67,500
Fuel	\$36,863	1	\$36,863
	\$42,389	1	\$42,389
Total Revenue			\$395,626

Expenses	Expenses
Operating Supplies	
Repairs/Replacement of Life Jackets, Helmets, Oars, Etc.	\$7,913
Fuel Cost	\$31,791
Staff	
Management (Split Between Mini Golf, Adv., Marina, and Aqua.)	\$15,600
Part Time Staff	\$59,344
Payroll Expenses (Processing, Taxes, Ins. Etc.)	\$21,772
Facility & Operating Expenses	
Maintenance and Repairs	\$50,899
Grounds Maintenance	\$10,500
Banking/Credit Card Fees	\$7,913
Employee Uniforms	\$3,000
Insurance	\$43,519
Marketing	\$2,967
Software	\$3,600
Capital Improvement (Annual Allocation)	\$30,000
Utilities	
Water, Electric, Trash, Etc.	\$16,745
Total Expenses	\$305,562
Net Income	\$90,064

As demonstrated, the marina is projected to generate approximately \$396,000 of revenue, require approximately \$306,000 of expenses, and achieve a net operating of approximately \$90,000 annually.

Miniature Golf

Aligned with the operating model overview for miniature golf, the table below details the Project Team's projection of annual revenue and expenses for the new courses.

Miniature Golf Revenue & Expenses			
Revenue	Fee per Sale	Number of Sales	Revenue
Miniature Golf - Single Round, 1 Course	\$8.00	8,672	\$69,374
Miniature Golf - Park Pass (Golf Share)	\$12.80	6,472	\$82,835
Food & Beverage	\$2.00	19,415	\$38,829
Total Revenue			\$191,039
Expenses			
Expenses	Expenses		
Operating Supplies			
Golf Balls, Scorecards, Pencils, F&B Product, Etc.	\$23,142		
Staff			
Management (Split Between Mini Golf, Adv., Marina, and Aqua.)	\$15,600		
Part Time Staff	\$86,400		
Payroll Expenses (Processing, Taxes, Ins. Etc.)	\$25,830		
Facility & Operating Expenses			
Course, Building, & Grounds Maintenance	\$14,710		
Banking/Credit Card Fees	\$3,821		
Employee Uniforms	\$500		
Insurance	\$8,800		
Marketing	\$3,821		
Software	\$1,200		
Capital Improvement (Annual Allocation)	\$15,045		
Utilities			
Water, Electric, Trash, Etc.	\$7,500		
Total Expenses	\$206,369		
Net Income	(\$15,330)		

As demonstrated, the new miniature golf courses are projected to generate approximately \$191,000 of revenue, require approximately \$206,000 of expenses, and require approximately \$15,000 of annual subsidy.

>>> While the individual asset's subsidy may appear counterproductive to the overarching goal of positively contributing to the financial performance of the Rend Lake Conservancy District, the Project Team expects that miniature golf will drive additional visits to Rend Lake and result in a net positive financial impact to the operation as a whole.

Aerial Adventure Course

Aligned with the operating model overview for the aerial adventure course, the table below details the Project Team's projection of annual revenue and expenses for the new adventure course.

Adventure Course Revenue & Expenses			
Revenue	Fee per Sale	Number of Sales	Revenue
Adventure Course - Single Session	\$30.00	3,854	\$115,615
Adventure Course - Park Pass (Course Share)	\$24.00	1,898	\$45,556
Picture Package	\$25.00	575	\$14,380
Retail Sales	\$16.00	575	\$9,203
Total Revenue			\$184,754
Expenses			
Expenses	Expenses		
Operating Supplies			
Repairs/Replacement of Ropes, Harnesses, Clips, Helmets, Etc.	\$10,328		
Staff			
Management (Split Between Mini Golf, Adv., Marina, and Aqua.)	\$15,600		
Part Time Staff	\$64,664		
Payroll Expenses (Processing, Taxes, Ins. Etc.)	\$22,570		
Facility & Operating Expenses			
Course, Building, & Grounds Maintenance	\$38,103		
Banking/Credit Card Fees	\$3,695		
Employee Uniforms	\$750		
Insurance	\$14,780		
Marketing	\$3,695		
Software	\$1,200		
Capital Improvement (Annual Allocation)	\$21,405		
Utilities			
Water, Electric, Trash, Etc.	\$2,500		
Total Expenses	\$199,291		
Net Income	(\$14,536)		

As demonstrated, the new aerial adventure course is projected to generate approximately \$185,000 of revenue, require approximately \$199,000 of expenses, and require approximately \$15,000 of annual subsidy.

>>> While the individual asset's subsidy may appear counterproductive to the overarching goal of positively contributing to the financial performance of the Rend Lake Conservancy District, the Project Team expects that the aerial adventure course will drive additional visits to Rend Lake and result in a net positive financial impact to the operation as a whole.

Water Park Concept 1

Aligned with the operating model overview for the water park, the table below details the Project Team's projection of annual revenue and expenses for the water park concept 1.

Aquatics Concept 1 Revenue & Expenses			
Revenue	Fee per Sale	Number of Sales	Revenue
User Fees - Daily Admissions	\$3.34	17,679	\$59,048
Birthday Parties	\$110.00	74	\$8,140
Total Revenue			\$67,188
Expenses			
Expenses	Expenses		
Operating Supplies			
Chemicals, Training Supplies, Personnel Supplies, Etc.	\$18,288		
Staff			
Management (Split Between Mini Golf, Adv., Marina, and Aqua.)	\$15,600		
Lifeguards	\$18,000		
Maintenance Staff	\$9,600		
Payroll Expenses (Processing, Taxes, Ins. Etc.)	\$25,170		
Facility & Operating Expenses			
Pool & Grounds Maintenance	\$15,500		
Insurance	\$32,543		
Capital Improvement (Annual Allocation)	\$31,000		
Utilities			
Water, Electric, Trash, Etc.	\$36,970		
Total Expenses	\$202,671		
Net Income	(\$135,483)		

As demonstrated, the new water park concept 1 is projected to generate approximately \$67,000 of revenue, require approximately \$203,000 of expenses, and require approximately \$135,000 of annual subsidy.

>>> While the individual asset's subsidy may appear counterproductive to the overarching goal of positively contributing to the financial performance of the Rend Lake Conservancy District, the Project Team expects that the water park will drive additional visits to Rend Lake and result in a net positive financial impact to the operation as a whole.

Water Park Concept 2

Aligned with the operating model overview for the water park, the table below details the Project Team's projection of annual revenue and expenses for the water park concept 2.

Aquatics Concept 2 Revenue & Expenses			
Revenue	Fee per Sale	Number of Sales	Revenue
User Fees - Daily Admissions	\$3.34	17,679	\$59,048
Birthday Parties	\$110.00	74	\$8,140
Total Revenue			\$67,188
Expenses			
Expenses	Expenses		
Operating Supplies			
Chemicals, Training Supplies, Personnel Supplies, Etc.	\$15,025		
Staff			
Management (Split Between Mini Golf, Adv., Marina, and Aqua.)	\$15,600		
Lifeguards	\$18,000		
Maintenance Staff	\$9,600		
Payroll Expenses (Processing, Taxes, Ins. Etc.)	\$25,170		
Facility & Operating Expenses			
Pool & Grounds Maintenance	\$12,100		
Insurance	\$25,751		
Capital Improvement (Annual Allocation)	\$24,200		
Utilities			
Water, Electric, Trash, Etc.	\$31,679		
Total Expenses	\$177,125		
Net Income	(\$109,937)		

As demonstrated, the new water park concept 2 is projected to generate approximately \$67,000 of revenue, require approximately \$177,000 of expenses, and require approximately \$110,000 of annual subsidy.

>>> While the individual asset's subsidy may appear counterproductive to the overarching goal of positively contributing to the financial performance of the Rend Lake Conservancy District, the Project Team expects that the water park will drive additional visits to Rend Lake and result in a net positive financial impact to the operation as a whole.

COMBINED ASSET FINANCIAL PERFORMANCE PROJECTION

The tables that follow demonstrate the Project Team's projection of revenue and expenses for the aggregate of all recommended assets, including one for each of the water park options.

All Assets with Aquatics Concept 1

The table below details the Project Team's projection of annual revenue and expenses for all of the recommended assets, including aquatics concept 1.

Combined Revenue & Expenses	
Revenue	Annual
Marina	\$395,626
New Lodging	\$383,250
Miniature Golf	\$191,039
Adventure Course	\$184,754
Aquatics Concept 1	\$67,188
Total Annual Revenue	\$1,221,857
Expenses	Expenses
Marina	\$305,562
New Lodging	\$237,251
Miniature Golf	\$206,369
Adventure Course	\$199,291
Aquatics Concept 1	\$202,671
Total Annual Expenses	\$1,151,144
Net Income	\$70,713

As demonstrated, the new recommended assets are projected to generate approximately \$1.22 million of total revenue, require approximately \$1.15 million of expenses, and achieve a net operating of approximately \$71,000 annually.

All Assets with Aquatics Concept 2

The table below details the Project Team's projection of annual revenue and expenses for all of the recommended assets, including aquatics concept 2.

Combined Revenue & Expenses	
Revenue	Annual
Marina	\$395,626
New Lodging	\$383,250
Miniature Golf	\$191,039
Adventure Course	\$184,754
Aquatics Concept 2	\$67,188
Total Annual Revenue	\$1,221,857
Expenses	Expenses
Marina	\$305,562
New Lodging	\$237,251
Miniature Golf	\$206,369
Adventure Course	\$199,291
Aquatics Concept 2	\$177,125
Total Annual Expenses	\$1,125,598
Net Income	\$96,259

As demonstrated, the new recommended assets are projected to generate approximately \$1.22 million of total revenue, require approximately \$1.13 million of expenses, and achieve a net operating of approximately \$96,000 annually.



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