

MSC: South Atlantic Division

Modernization Proposal – MSC Priority Number: 7

District: Mobile

Water Resource Project Name and State: West Point Project, Georgia

PWI Number: 19710

Recreation Area Name: R. Shaefer Heard Campground and Day Use Area

1. Current Condition: R. Shaefer Heard Campground is a Class A facility with 117 campsites, all of which are equipped with water and electrical hook-ups. The park contains 2 shower houses, 6 water borne toilet buildings, a control station complex with a gatehouse use and two park attendant campsites, an amphitheater, boat launching ramp, and playground. It is the only West Point Project Class A camping area that is open all year. The area is located within five miles of Interstate Highway 85, approximately 3 miles north of West Point, Georgia, and only 1.5 miles from the West Point Lake Visitor's Center and Dam.

R. Shaefer Heard Day Use Area is adjacent to the campground, which bears the same name. It contains 83 picnic sites, 4 water borne toilet buildings, a boat-launching ramp with three lanes, a ball field, nature trail, playground, tennis court, and 2 group picnic shelters. (See digital photographs on Page 4 of this proposal.)

All of the facilities in these parks were constructed when the project was built, nearly 25 years ago. Minor rehabilitation and maintenance efforts have kept these facilities in usable condition, but the cumulative effect of 25 years of continuous use is taking its toll. Restroom partitions are rusting out; plumbing fixtures are failing; playground equipment is outdated and in need of constant repair; and few of the facilities are compliant with the Americans with Disabilities Act. A camping loop with 11 sites is in need of major rehabilitation. Project-operated water systems consisting of 8 wells and associated piping serve these areas and contribute to the high cost of maintenance. A cramped, 130 square foot entrance station with no indoor plumbing that was constructed when the campground was built is still in use. Ingress and egress to the campground are difficult because of the narrow entrance and exit lanes and the lack of sufficient parking. The overall result is a congested, inefficient camper registration process. The R. Shaefer Heard recreation complex, with its close proximity to Interstate Highway 85 and the West Point Lake Visitor Center and Dam, is a worthy candidate for the Recreation Area Modernization Program.

2. Congressional District: Seventh District of Georgia, Rep. Bob Barr

**R. Shaefer Heard
Visitation and Revenue
(X 1000)**

	PY-6	PY-5	PY-4	PY-3	PY-2	PY-1	PY	PY+1	PY+2	PY+3
Dayuse Visitation	98	96	89	95	110	113	113	122	128	134
Campground Visitation	40	42	41	43	51	56	60	69	79	91
Revenue (Total)	\$117.5	\$117.5	\$122.1	\$132.5	\$199.0	\$217.5	\$232.5	\$269.5	\$308.0	\$354.0
Day Use Revenue	\$0.5	\$2.5	\$3.1	\$3.5	\$4.0	\$4.5	\$4.5	\$7.5	\$8.0	\$9.0
Camping Revenue	\$117.0	\$115.0	\$119.0	\$129.0	\$195.0	\$213.0	\$228.0	\$262.0	\$300.0	\$346.0

3. Evidence of Public Involvement and Support of Modernization of the Area:

Customer satisfaction surveys taken at R. Shaefer Heard Campground in 1996 and again in 1999 yielded mixed results. Ratings were generally favorable, but those regarding the condition of restrooms were well below the national average. In 1996, over 35% of these ratings were in the “average” to “very poor” range. Although ratings in this area improved somewhat in the 1999 survey, the most frequent, negative comments indicated a need for better restroom and shower facilities in the campground. In addition, campers frequently express their frustration with traffic congestion at the entrance station both verbally and in writing.

4. Impact on the Local and Regional Economy: Currently, the R. Shaefer Heard recreation area complex serves over 138,000 visitors each year. This amounts to over 6% of West Point Project’s total annual visitation of 2.2 million. In a 1994 economic impact study, the A.L. Burris Institute calculated the total, annual economic benefit of the project to be \$125 million, with total visitor spending of \$82 million. Given that the project hosted 2.17 million visitors in 1994, the amount of spending per visit can be calculated at \$37.79. Applying a conservative 3% rate of annual inflation over the five years from 1994 to 1999 increases this figure to \$43.76. Therefore, the 138,000 visitors who used these areas in FY 1999 spent a total of \$6.04 million. It is estimated that implementation of the improvements listed in this proposal would increase the total number of visits in both areas by approximately 10%, resulting in a corresponding increase in visitor spending of some \$600,000, in 1999 dollars.

6. Proposed Modernization and Cost:

<u>Proposed Action</u>	<u>Projected Cost (1000s)</u>
Replace campground entrance station	\$150
Renovate remaining 11 campsites with 50 amp electric service and ADA compliant facilities	\$100
Upgrade 2 playgrounds	\$50
Renovate total of 10 restrooms and 2 shower houses	\$660
Convert 8 wells to municipal water supply	\$250
Upgrade/renovate picnic area, to include conversion of picnic shelters to reservation sites	\$360
Upgrade/expand nature trail for multiple uses	\$ 50
Total Proposed Actions	\$1,620
Plus 10% contingency	\$162
Grand Total	\$1,782

Budget Year Execution: The actions listed in this proposal can be implemented within the budget year utilizing an umbrella O&M Contract, as well as an Equipment Rental Contract.

6. Projected O&M Savings: (Includes reduced costs for repairs, cleaning, landscaping, and other

	<u>(1000's)</u>
Entrance station replacement	\$0.6
Renovate/upgrade 11 campsites	\$2.4
Upgrade 2 playgrounds	\$1.5
Renovation of 10 restrooms & 2 shower houses	\$28.1
Conversion to municipal water supply	\$7.9
Upgrade/renovation of picnic area	\$1.0
Upgrade/expand nature trail	\$1.3
Total Annual Savings	\$42.8

I certify that this proposal is complete and accurate and that the modernization of this recreation area can be accomplished in the program year.

WILLIAM W. FULLER
Chief, Operations Division

JAMES B. HILDRETH, P.E.
Deputy District Engineer for
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R. Shaefer Heard Recreation Area Facilities

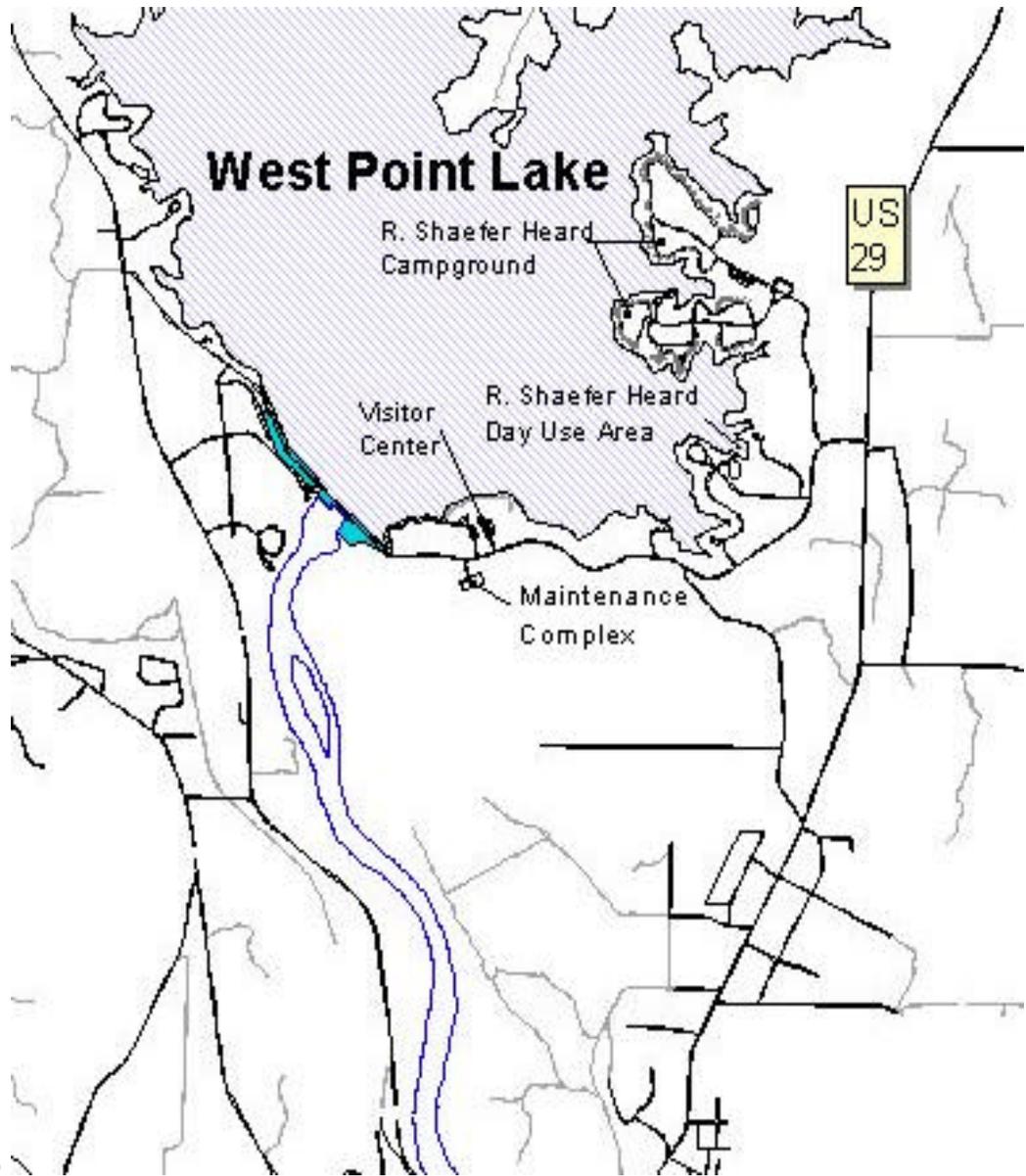


Typical Restroom Interior



R.S. Heard CG Control Station

R.S. Day Use Area Picnic Shelter



Vicinity Map



R.S. Heard CG Shower House



Site 113 RSH CG.

