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REHABILITATION OF CONCESSION FACILITIES

GLACIER NATIONAL PARK



NATIONAL PARK SERVICE




**REHABILITATION OF CONCESSION FACILITIES
GLACIER NATIONAL PARK**

**Prepared by
Denver Service Center
Central Team**

March 1990

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EXECUTIVE SUMMARY

PROBLEM STATEMENT

Visitor facilities in Glacier National Park (GLAC) are utilized for a short 100-day season each year. The structures sit empty the remainder of the year and are subject to the extreme snow, wind, and cold weather patterns of the northern Rocky Mountains. The cost of maintaining these structures is high and was at times deferred by previous concessioners. Many structures no longer meet basic life safety/public health standards relating to fire and electrical codes, exposure to asbestos, space standards for employee housing, and location of overnight accommodations in floodplains. Once funded, existing development concept plans (DCPs) will provide solutions to some of the problems at specific locations. The remaining issues can be fully addressed only through the rehabilitation of existing facilities to bring them to a current standard.

The National Park Service (NPS) issues contracts to concessioners authorizing them to provide services to the public. Some of the facilities utilized by concessioners in GLAC have been constructed or acquired by the NPS. Many, however, were constructed on park lands using private capital. Glacier Park, Inc., (GPI) a subsidiary of Greyhound Food Management, Inc., is the main concessioner in GLAC, and holds a financial interest in many of the structures in the park. The concession contract refers to this as a "possessory interest," or a right to be compensated for their financial investment. In instances where a possessory interest exists, title remains with the United States. Facilities in which the concessioner holds a possessory interest are referred to as "concession improvements" under the terms of the concession contract. Those facilities operated by the concessioner where they do not have a possessory interest are called "government improvements."

In spite of mixed concessioner and government interests in concession facilities, responsibility for maintaining them seems clear. Under the terms of the contract, GPI has a responsibility to physically maintain and repair, to the satisfaction of the Secretary of Interior, the facilities it uses for its operations. However given the magnitude of the needs of Glacier's concessions facilities, the issue becomes less clear. Section 3(b) of The Concessions Policy Act of 1965 states, "The Secretary shall exercise his authority in a manner consistent with a reasonable opportunity for the concessioner to realize a profit on his operation as a whole commensurate with the capital invested and the obligations assumed." Under the concession contract held by GPI, the revenues and profits being generated are sufficient to maintain a reasonably new facility, but are not adequate to rehabilitate deteriorated historic facilities.

The fact that several of these facilities have been designated as National Historic Landmarks and numerous others are listed on the National Register of Historic Places serves to clarify responsibilities. The NPS is mandated to preserve these national treasures and has a responsibility to see that park visitors are not unwittingly exposed to life threatening situations. The NPS will be able to fulfill these responsibilities only by undertaking a major rehabilitation and construction program.

REHABILITATION PROGRAM

A 10-year program has been developed to rehabilitate government and concession improvements within GLAC.¹ It utilizes estimates for repair/rehabilitation of all existing buildings. In addition, it incorporates the cost of improvements in existing DCPs. Figures are shown in gross 1992 construction year dollars. The

¹Support facilities and additional visitor accommodations located outside the park boundary that are a part of this concession operation are not included in this program for rehabilitation or purchase. In addition, this program does not include rehabilitation or purchase of other small concession improvements in the park such as outfitters or tour boat operators.

projected costs to accomplish this program for years beyond 1992 do not reflect any adjustment factor for inflation.

All projects were prioritized into a construction schedule according to criteria related to life safety/public health, employee housing, historic preservation, and visitor use. Project planning and construction funding are arranged by fiscal year to support that schedule. The program incorporated adequate time and funding forecasts to ensure that the compliance process can be fully satisfied prior to the start of construction.

The accompanying charts show a small amount of funding beginning in the 1990 fiscal year, with a much larger request for 1991. These funds are crucial to the implementation of this program. Slipping the start of planning funds will also push back the time construction can begin.

Four alternative programs were developed to address the source of funding and strategies to deal with possessory interest and concession-held inholdings.

ALTERNATIVES FOR IMPLEMENTATION

ALTERNATIVE 1: NO ACTION

Under this alternative, the government will not spend any funds for the rehabilitation of the concession facilities. The full cost of rehabilitation for government-owned, concessioner's possessory interest, and private inholding structures will be borne by the concessioner operating the facility.

Analysis

It is estimated that the required planning and rehabilitation work for all existing concession-operated facilities will cost approximately \$40,588,000, with an additional \$20,213,000 required for new construction. Even spread over 10 years, this amount would require the concessioners to expend over 70 percent of their gross revenues annually in facility construction, repair, and maintenance, an unrealistic requirement. The NPS is required by statute, policy, and contract to provide "a reasonable opportunity for the concessioner to realize a profit" (79 Stat. 969). We cannot reasonably expect that the concessioner will be able to accomplish the rehabilitation and construction work which is required. Therefore, under the no action alternative, the deterioration of the park's visitor facilities will continue. Current structural defects will worsen, visitor safety concerns will continue to be inadequately addressed, and the extent of disrepair will continue to increase to the point where for one reason, or a combination of these reasons, the historic structures will have to be closed to visitor use.

The government's responsibility, by law, is to preserve and maintain the structures which it owns and which are listed, or eligible to be listed, on the National Register. Due to the location of the existing structures in areas which are environmentally sensitive and surrounded by habitats used by threatened and endangered species, should the existing facilities be destroyed, the likelihood of being able to locate new facilities on the same site is questionable. Further, the land bordering the east side of Glacier is the Blackfoot Indian Reservation. The success of locating visitor facilities just outside the park on reservation lands is also questionable. The loss of visitor accommodations in the park would significantly change visitation patterns, increase management complications, be a permanent financial reduction for the concessioner and have financial implications effecting not only the remaining concession operations, but all of northwest Montana as well.

ALTERNATIVE 2: FULL REHABILITATION BY THE GOVERNMENT WITH A BUYOUT OF CONCESSIONER POSSESSORY INTEREST AND FEE OWNERSHIP

Under this alternative, the government would terminate the existing contract and acquire the concessioner's possessory interest through purchase.

Analysis

This action would clear the way for the government to accomplish the rehabilitation and construction work itself, and to readvertise the concession contract for bid. GPI, as well as other concessioners, could bid on the new contract. The facilities would be operated under a service-type contract (similar to Yellowstone's Trans World Recreation Service concessioner contract) which would not require concessioner capital investment. The new contract would require the use of about 20 percent of the concessioner's gross revenues to provide for cyclic rehabilitation. This amount, approximately \$1.6 million annually, is not sufficient to pay for the backlog of rehabilitation and construction work required.

ALTERNATIVE 3: FULL REHABILITATION BY THE GOVERNMENT WITHOUT ACQUIRING THE CONCESSIONER'S POSSESSORY INTEREST

Under this alternative, the government would accomplish the necessary construction and rehabilitation work, but not expend funds to acquire the concessioner's possessory interest. We would reach an agreement with the concessioner wherein concessioner improvements would be redefined as government improvements, in exchange for the government accepting responsibility for the rehabilitation work. In exchange, the concessioner would waive all possessory interest and convey the title to the Stuart's Motel without a cash payment. Under this alternative, the existing concessioner would continue to operate the facilities under a new service-type contract.

A slightly different approach to this alternative would be to redefine the concessioner improvements as government improvements, and then to fix the concessioner's possessory interest at its current sound value. In accordance with the terms of the contract, the concessioner's possessory interest in government improvements would be depreciated at book value (unrecovered cost as reported on federal income tax reports). Over time, the concessioner's possessory interest would be extinguished without a cash payment by the government.

Analysis

The relinquishment of possessory interest would be treated as an asset loss by the concessioner. This would result in a depressed financial condition and increased demand for annual cash flow, which would not provide much money for a capital improvement fund.

The concessioner would treat the second approach to this alternative as a write-down of asset value, again resulting in a diminished possibility for a sizeable capital improvement fund.

Both of these options result in a perceived "loss" to the concessioner. Neither of these approaches provides incentive to the concessioner to be supportive of or cooperate with the NPS during this process. Statute, policy, and contract again provide "a reasonable opportunity for the concessioner to realize a profit" (79 Stat. 969).

ALTERNATIVE 4: REHABILITATION BY THE GOVERNMENT OF STRUCTURES WHICH ARE CURRENTLY GOVERNMENT IMPROVEMENTS ONLY

Under this alternative, the government will rehabilitate only those improvements currently defined as government improvements in which the concessioner does not have a possessory interest or inholding. This would require about \$29,005,000. In this event, the balance of the structures (concessioner improvements) would be left for the concessioner to rehabilitate. The estimated requirement for concessioner improvements is \$31,796,000.

Analysis

While less than the requirement under alternative 1, this amount is still too large for the concessioner to accomplish from his revenues solely. Continued deterioration and eventual removal of facilities would result as indicated in the analysis portion of alternative 1.

TABLE 1: PROGRAM COSTS FOR GOVERNMENT AND GPI IMPROVEMENTS*

\$		C-1	C-2	C-3	OTHER	TOTAL	
FY	GROSS 92 CONSTR	PROJ PLNG	ADV PLNG	ADV PLNG	PLNG	PLNG	
1990					\$76	\$76	
1991		\$1,137	\$760	\$462	\$315	\$2,674	
1992	\$4,965	\$760	\$231	\$445	\$152	\$1,588	
1993	\$6,635	\$693	\$222	\$425	\$105	\$1,445	
1994	\$6,055	\$667	\$213	\$392	\$60	\$1,332	
1995	\$5,827	\$638	\$196	\$358		\$1,192	
1996	\$5,571	\$588	\$179	\$342		\$1,109	
1997	\$5,133	\$537	\$171	\$268		\$976	
1998	\$4,689	\$513	\$134	\$155		\$802	
1999	\$4,480	\$401	\$78			\$479	
2000	\$3,506	\$233				\$233	
2001	\$2,034						
2002							
TOTAL:	\$48,895	\$6,167	\$2,184	\$2,847	\$708	\$11,906	\$60,801

TABLE 2: PROGRAM COSTS FOR GOVERNMENT IMPROVEMENTS ONLY*

\$		C-1	C-2	C-3	OTHER	TOTAL	
FY	GROSS 92 CONSTR	PROJ PLNG	ADV PLNG	ADV PLNG	PLNG	PLNG	
1990					\$76	\$76	
1991		\$837	\$760	\$362	\$315	\$2,274	
1992	\$3,657	\$760	\$181	\$402	\$152	\$1,495	
1993	\$6,635	\$543	\$201	\$208	\$105	\$1,057	
1994	\$4,743	\$603	\$104		\$60	\$767	
1995	\$5,265	\$312				\$312	
1996	\$2,724						
1997							
TOTAL:	\$23,024	\$3,055	\$1,246	\$972	\$708	\$5,981	\$29,005**

LEGEND

- C-1 Project Planning (1 year before construction)
 - 07 Construction Documents Park/Region Support
- C-2 Advance Planning (2 years before construction)
 - 06 Design Development
 - 14 Utility Negotiations
- C-3 Advance Planning (3 years before construction)
 - 05 Survey
 - 13 Special Study
 - 35 Historic Structure Report
 - 42 Archeological Research

Other Planning
Inventories, studies and assessments to ensure natural and cultural resource compliance.

* All \$ are in thousands and not adjusted for inflation. See charts 1 and 2 for breakdown of construction projects.

** This would leave almost \$32 million for the concessioner to rehabilitate, which is too large to accomplish solely from his revenues.

PROJECT TEAM

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Chief Construction and Maintenance - Terry Gess and staff
Chief Concessions - Ron Everhart and staff
Chief Cultural Resources - Rodd Wheaton and staff
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Glacier National Park

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St. Mary Food Service - Carol Kramer.

INTRODUCTION

POSSESSORY INTEREST

GPI has a possessory interest in concessioner improvements, which includes facilities at Many Glacier, Swiftcurrent, Rising Sun, Two Medicine, and a few structures at Lake McDonald. It also holds a fee ownership of both the facilities and the land of the Stuart's Motel at Lake McDonald. GPI does not have a possessory interest in the government improvements, which includes Sperry Chalet, and Granite Park Chalet (operated by Belton Chalets, Inc.), Village Inn Motel and most of the structures at Lake McDonald. The concessioner's possessory interest consists of all incidents of ownership except legal title, which is vested in the United States. The concessioner's possessory interest is defined by the contract to be sound value, which is an amount equal to reconstruction cost less depreciation, not to exceed fair market value. We estimate the current sound value to be \$6 million to \$7 million. GPI currently expends approximately 10.2 percent of their gross revenues in facility maintenance. This compares favorably with percentage expenditures made by similar businesses in the industry, but it is not a sufficient amount to reverse the deterioration of the facilities brought about by years of deferred maintenance under previous management.

EXCLUDED SUPPORT FACILITIES

GPI operates the Glacier Park Lodge just outside the east boundary of the park, and the Prince of Wales Hotel in Waterton National Park in Canada. Rehabilitation and buyout costs for the support facilities in East Glacier are not included in this report. The support facilities include employee housing, vehicle storage and repair, reservations, managerial offices, laundry, supplies, and storage. If for any reason the present concessioner is not retained, then these functions and facilities will have to either be acquired or replaced. It should also be noted that both of these hotels have played an integral and important economic part in the overall concession operation, especially in selling tour packages by the concessioner.

NATIONAL REGISTER OF HISTORIC PLACES

Several of the concession facilities included in this rehabilitation program have been designated National Historic Landmarks: Many Glacier Hotel, Lake McDonald Lodge, Sperry Chalet, Granite Park Chalet, and the Two Medicine Store. Historic districts listed on the National Register of Historic Places at Lake McDonald and Many Glacier contain numerous structures in addition to the landmarks listed above. Also, the Rising Sun and Swiftcurrent areas appear to meet the criteria for listing as historic districts on the National Register of Historic Places.

DESCRIPTION OF FACILITIES

Since the establishment of GLAC in 1910, food, lodging, and related concession facilities and services have been provided for park visitors. Many of the facilities were originally constructed by the Great Northern Railroad. These structures are either on or are now eligible for inclusion on the National Register of Historic Places.

LAKE MCDONALD AREA

Located on the north end of scenic Lake McDonald, this rustic three-story lodge and row of log cabins were constructed by a private individual. All but one cabin predates (ca. 1907) the park's establishment in 1910, while the main lodge was added soon after (1914). The lobby in the lodge is dominated by a large fireplace decorated with "Indian" style pictographs. The lodge has been designated a National Historic Landmark and is part of the Lake McDonald Historic District listed on the National Register of Historic Places. The Stuart's Motel provides additional lodging in this area.

BACKCOUNTRY CHALETS

Three vestiges of a parkwide backcountry chalet system remain in use today. Constructed around 1915, these chalets were located a 1-day horseback ride apart. Sperry Chalet and Granite Park Chalet continue to be used as backcountry visitor accommodations, accessible only by trail. The third structure has been converted to serve as the Two Medicine Store and is accessible by road. All three chalets have been designated as National Historic Landmarks on the National Register of Historic Places.

MANY GLACIER HOTEL

This imposing structure, ringed by high mountain peaks and sitting on the edge of a mountain lake, is an elegantly rustic hotel with Swiss trim. Constructed in phases between 1915 and 1917 by the Great Northern Railroad, this five-story wood frame structure has an open lobby and over 200 lodging rooms. The hotel has been designated a National Historic Landmark and is part of the Many Glacier Historic District listed on the National Register of Historic Places.

SWIFTCURRENT MOTOR INN

The current structures on this site consist of small tourist cabins, which are little more than wood-sided shells, and a campstore and coffee shop structure. These buildings were constructed in the late 1930s. Most of the cabins currently have only cold running water. Rest room and bathing facilities are separate, located a short distance away. Additional motel and supporting structures have been added since the 1930s. The original structures are now being evaluated for possible inclusion on the National Register of Historic Places.

RISING SUN MOTOR INN

This site was first developed in the early 1940s when small tourist cabins (in actuality little more than plywood shells) and a campstore and coffee shop structure were built to provide low-cost accommodations to the motoring public. Additional structures have been added to the site since then. The original structures are now being evaluated for possible inclusion on the National Register of Historic Places.

APGAR

There are a variety of NPS, concession, and private facilities located near the park's west entrance, at the south end of Lake McDonald. The concession-operated facility, the Village Inn, is a 36-room motel constructed in 1957. Other privately owned commercial facilities are also located in the area including stores, restaurants, and visitor accommodations.

ISSUES BY DEVELOPED AREA

LAKE MCDONALD LODGE

1. Inadequate employee housing.
2. Employees housed in floodplain.
3. Employee housing intermixed in visitor use areas.
4. Some facilities do not meet fire code.
5. Electrical systems do not meet code.
6. Historic structures are in a deteriorated condition.
7. Possible asbestos exposure.
8. Facilities are not fully handicapped accessible.
9. Site circulation is confusing and parking inadequate.

SPERRY CHALET

1. Facilities do not meet fire codes.
2. Historic structures are in a deteriorated condition.
3. Sewage system is inadequate.

GRANITE PARK CHALET

1. Facilities do not meet fire code.
2. Historic structures are in a deteriorated condition.
3. Sewage system is inadequate.

MANY GLACIER HOTEL

1. Inadequate employee housing.
2. Facilities do not meet fire codes.
3. Electrical systems do not meet code.
4. Asbestos exposure hazard.
5. Facilities are not fully handicapped accessible.
6. Historic structures in deteriorated condition.

SWIFTCURRENT MOTOR INN

1. Electrical systems do not meet code.
2. Possible asbestos exposure.
3. Facilities are not fully handicapped accessible.
4. Employee housing intermixed in visitor use areas.

RISING SUN MOTOR INN

1. Inadequate employee housing.
2. Employee housing and visitor lodging located in floodplain.
3. Possible asbestos exposure.
4. Facilities are not fully handicapped accessible.
5. Employee housing intermixed in visitor use areas.

APGAR

1. Employee housing does not meet fire code.
2. Concession facilities are not handicapped accessible.
3. Facilities threatened by gradual lakeshore erosion.
4. Possible asbestos exposure.

TWO MEDICINE STORE

1. Possible asbestos exposure.
2. Historic structure in a deteriorated condition.

PROGRAM DEVELOPMENT

DATA COLLECTION

In order to determine the rehabilitation costs of existing concession-operated facilities, a field exercise to inventory and assess conditions was conducted. Field inspections of approximately 200 structures were carried out in the first 2 weeks of December 1989 by a crew of 32 people consisting of architects; structural, mechanical, and electrical engineers; and other personnel from the following locations: Denver Service Center (seven), Rocky Mountain Regional Office (two), GLAC (four plus several other support people), Denver area architectural/ engineering firms (representing five different firms), and local hires to the park (five). A complete breakdown of the project team is listed in the executive summary.

CRITERIA FOR INSPECTION

Deficiencies related to life safety/public health, handicapped accessibility, and energy efficiency were recorded. In addition, requirements to bring the facilities up to appearance and operational standards that will meet NPS criteria are as follows:²

Public Spaces

Rehabilitate the building exteriors, hotel lobbies, dining rooms, etc., to restore the historic character of these spaces, maintain or create operational efficiency, and provide for handicapped accessibility.

Motel and Cabin Rooms

Upgrade the rooms and bathrooms to meet industry standards while retaining or restoring the historic character, where appropriate, by preserving historic finishes and adding compatible new finishes and fixtures. Enlarging bathrooms and guest rooms is to be considered where standards are not currently met. A spectrum of lodging opportunities and prices is to be retained between and within each area. Reduce noise transmittance and increase energy efficiency.

Employee Housing

Meet floor area and other common room standards. Buildings that may still be useful, such as the upper dorm (Ray Kinley dorm), should be assessed for rehabilitation, even though the DCP calls for removal. Buildings that are well documented as to not even coming close to meeting standards (such as boys I and II, girls I and II, and gearjammers dorms at Lake McDonald), are not historic, and are slated for demolition in the DCP, will not have their present condition assessed, but only be estimated for removal.

Utilities

Utilities are considered adequate if they can function during the shoulder season weather. This may include periods of up to several days of low temperatures in the 20-degree range. New structures and utilities should be designed for year-round use to allow for maximum flexibility and energy efficiency.

The deficiencies of each structure or utility system have been recorded on forms (Form 802s).

² This criteria included NPS-28 and the Secretary of Interior Standards for Rehabilitation.

EXISTING PLANNING DOCUMENTS

The DCPs approved in 1986 for Rising Sun, Many Glacier, Swiftcurrent, and the proposed plan for Lake McDonald (January 1990) will serve as the basis for the creation of new facilities including buildings, roads and parking lots, landscaping improvements, and utilities. The DCPs also specify other actions to existing structures such as adapting buildings to new uses, moving structures to new locations, and identifying structures for demolition. The estimate included all of the identified work. Since no DCP has been prepared for the Apgar, Granite Chalet, Sperry Chalet, and the Two Medicine areas, costs were not developed beyond the rehabilitation of existing concessions facilities in these areas.

It has been determined that the developed chalet areas (Sperry, Granite Park, and Two Medicine) are not large enough, and the changes are not significant enough to warrant the formulation of a DCP. Environmental assessments (EAs) will be prepared for the proposed work. The Apgar area is complicated with many site and environmental problems, so a DCP will be required.

TOTAL REHABILITATION PROGRAM

The cost of rehabilitation for each building has been listed by area and individual concession. New work identified in the DCPs has been listed separately. A multiyear prioritized program was developed through a joint effort of the region, park, and Denver Service Center. Alternative proposals were developed to deal with the concessioner possessory interest.

PRECONSTRUCTION ACTIVITIES

Prior to construction, there are several activities which must be completed. The combination of sensitive issues and circumstances related to the specific developed sites in GLAC make this preconstruction phase especially important.

The standard planning process includes the architectural functions of developing the design and construction drawings, negotiating for utility connections, and conducting a physical survey of the site. Archeological surveys are needed to assure that significant sites are not disturbed and proper documentation takes place. Since the proposal includes historic structures of national significance, reports will be developed on the historic structures involved to guide the rehabilitation work, and plans will be prepared to direct the furnishing of the rehabilitated structures.

To assess and minimize the environmental impacts of the projects, information will need to be gathered and documentation prepared to comply with the National Environmental Policy Act. Vegetative data needs to be compiled and mapped, as does information on wildlife which frequent the areas. Year-round residents of GLAC include the grizzly bear, bald eagle, and grey wolf, all designated as threatened and endangered species. Most of the developed areas involved here are within the habitat of, and are actively used by, one or more of these species. Floodplain and wetland concerns further increase the complexity involved when planning for these areas.

In order to be sensitive to and accommodate the special circumstances related to the environmental concerns noted above, while still accommodating the needs of park visitors, staff at the park and regional level will need to take special actions and initiate procedures which are outside of the norm and which will result in operational impacts and the need for closer coordination. Construction impacts to sensitive environments will need to be monitored. Native plant seed will need to be gathered and propagated in the appropriate time frames to accomplish the revegetation of disturbed areas. Winter work schedules will require snowplowing, unusual scheduling, and other support from the park.

The combination of historic resources, sensitive environment, threatened and endangered species, and scheduling demands found in this proposal are such that the full and timely funding of preplanning activities is essential for the accomplishment of the needed rehabilitation and upgrading of the concession facilities.

PACKAGE 264A, LAKE MCDONALD AREA

DESCRIPTION

New Lodge

Construct a new 32-room visitor lodge with a fast-food restaurant.

Stuart's Motel

The preferred alternative of the DCP for this area calls for the conversion of the Stuart's Motel from visitor lodging to employee dormitory use, and construction of a 12-room addition. This will provide safe and adequate employee housing, and separate it from the visitor use area. This proposal will require the concurrence of the concessioner (GPI) who holds fee title interest to the structures and the land.

Site Work

Remove and reconstruct the Lake McDonald entrance road, parking, and trails to enhance site circulation. Obliterate the south entrance road.

Lake McDonald Lodge

Continue rehabilitation on the Lake McDonald Lodge; the entire first floor and three-level lobby space, and most of the east and west side landscaping have been completed. Additional work will consist of regrading around the kitchen/service area, building a new handicapped accessible trail to the boat dock and auditorium, rebuilding the entire kitchen wing including new equipment, and rehabilitating the second- and third-floor corridors and guest rooms. There will also be some additional replacement of plumbing and sprinkler systems on portions that were not replaced in the first two contracts.

Garden Court

Convert the Garden Court from a dormitory to a visitor contact station, public rest rooms, and second-floor apartments.

Snyder

Convert the Snyder dormitory from dormitory use to an employee recreation hall on the first floor and concessioner offices or meeting rooms on the second floor.

Guest Cabins and Dispensary

Rehabilitate the historic cabins (visitor accommodations) and the dispensary (including removing the laundry facility).

Auditorium

Rehabilitate the auditorium including converting the employee recreation area to interpretive use and installing public rest rooms.

Cobb House

Convert the Cobb house from dormitory use to park staff offices. This includes preservation of the Cobb garage.

Gas Station

Convert the gas station to use exclusively as a post office.

Demolition

Remove the obsolete dormitories, storage buildings, pit toilets, coffee shop, maintenance garage, sewage treatment plant, and underground storage tanks. These sites will be incorporated into the construction of the new facilities or will be revegetated with native plants.

Utilities

Upgrade the utility systems as part of the above items including a new underground electric primary line from Apgar to Lake McDonald.

Other Employee Housing and Facilities

Rehabilitate two cabins for employee housing and also rehabilitate the horse barn, ticket office, and tack room.

Concession Maintenance Area

Construct a new maintenance building/yard and new fire truck garage. Move the fueling facilities to the concession maintenance area and upgrade to current standards. Install an emergency electric generator system.

JUSTIFICATION/CONSEQUENCES

Current employee housing is substandard in size and condition and is located within the floodplain, as well as being intermixed with visitor use areas. Site circulation is redundant and close to the bald eagle roosting area. Parking is inadequate in the number of spaces provided and is poorly laid out to maximize use. Existing motel units are remote from the main visitor use area and contribute nothing positive in terms of massing, style, area theme, etc. The Mission 66 coffee shop is poorly located, architecturally inappropriate, not handicapped accessible, has continuing maintenance problems with rooftop-mounted equipment causing leaks, rot in the kitchen floor, and it is proposed that it be changed from cafeteria to fast-food service. All of the historic structures need exterior work to preserve them and interior work to improve them for visitor use. The Lake McDonald area includes some of the oldest structures in the park, constructed by concession operations before the park was created in 1910.

Failure to fund this package will result in continued life safety/public health hazards due to flood danger and overcrowding, interrelated problems of site circulation not being solved, intermixed visitor/employee use areas, and natural resource issues related to bald eagle use. The oldest and some of the park's most significant historic resources will continue to deteriorate.

BACKGROUND AND STATUS

This project is based on the draft Lake McDonald DCP amendment/EA. The DCP has been reviewed by the park and region and will soon be available for public comment.

LIMITATIONS AND INFLUENCES

Land Acquisition

Except for one parcel, all of the land involved on this project is owned in fee by the government. The Stuart's Motel, including both buildings and the land, is a private inholding owned by GPI. The DCP preferred alternative converts this existing facility to employee dorm use and involves constructing an addition to increase the capacity on the land of this inholding. GPI currently has a possessory interest in a number of other facilities in this location which are proposed to be removed or rehabilitated. Options for extinguishing this possessory interest should be evaluated prior to initiating this rehabilitation/development package.

Development Ceiling

No legislative funding limit exists.

Unusual Factors

Presence of the endangered bald eagles in developed areas requires construction scheduling restrictions. Construction activity must accommodate use of the facility by visitors during the summer, therefore, work on the existing visitor use structures must be accomplished during the winter. Exterior and site work are difficult to accomplish in the winter.

Time Frame

The summer use season extends from May 15 to September 15. Eagle use of the site restricts the access to it totally from approximately November 1 to December 31, and during daylight hours from approximately March 1 to May 15.

Political and Other Interests

The EA associated with the 1986 Lake McDonald DCP did not originally attract controversy. Changes occurred in the environment after the 1986 DCP was prepared. The effect of the proposed dormitory site on a bald eagle roosting area has made this aspect of the project controversial.

Concessioner Interest

GPI has been heavily involved with the formulation of the DCP and must be involved with the design as well. This project will implement the DCP plan to reduce the number of onsite employees. It will also change the operational character of the horse concessioner, Glacier Park Outfitters, and the boat concessioner, Glacier Park Boat Company. Accommodation of their needs during the design phase will be required.

Other Factors

None at this time.

PLANNING DESIGN CONSTRUCTION

Outline of Planning Requirements

Vegetative Mapping
Revegetation Seed Collection
Propagation of Vegetation

General Management Plan Status

This proposal is in accordance with the park's master plan, approved in 1977.

Interpretive Prospectus Status

The current interpretive prospectus (IP), dated 1980, documents the need for a public contact station and the continued use of the public auditorium.

Development Concept Plan

The Lake McDonald DCP, approved in 1986, is currently in the process of revision. This work is in accordance with the proposed new plan. It will be revised if there are changes made to the plan after evaluating public comment.

Other Planning or Design

Plans for Going-to-the-Sun Road improvements and a public transportation system are currently under way, and a bald eagle habitat management plan will begin in 1989.

Buildings and Related Facilities Work Required

See the list of work in the description section.

Utilities Work Required

See the list of work in the description section.

Roads and Trails Work Required

See the list of work in the description section.

ARCHAEOLOGY

Status

That area of Lake McDonald that was proposed for new construction was surveyed for archeological clearance during the summer of 1985, with negative results.

Needs

No further survey will be required unless construction excavation reveals unknown artifacts.

III HISTORIC ARCHITECTURE PERTINENT TO THIS PROJECT

Historic Preservation Reports

The Lake McDonald Lodge Architectural Preservation Guide, 1984, by James McDonald.

Historic structure reports for each historic structure or group of structures (such as the visitor cabins) will be prepared.

A historic resource study is required to cover the origin and development of various concession operations in Glacier from 1895 to 1966.

Section 106 Compliance

Section 106 compliance will be required.

List of Classified Structures and National Register Status

Many existing structures affected by this project are on the List of Classified Structures (LCS) and are also listed on the National Register as part of the Lake McDonald Historic District. The Lake McDonald Lodge has been designated as a National Historic Landmark. Both the National Register Historic District form and the National Historic Landmark nomination form need updating to revise the building classification categories and integrate additional historical information.

MUSEUM EXHIBIT AND AUDIOVISUAL WORK NEEDED FOR THIS PACKAGE

Design will be required for the exhibitry and information desk at the proposed contact station. Audiovisual systems in the auditorium need rehabilitation or replacement.

NATURAL SCIENCE RESOURCE PROBLEMS AFFECTING THIS PACKAGE

Endangered bald eagles use the area seasonally.

WATER RESOURCES

Additional riprap will be installed on the northeast side of Snyder Creek and the present bridge will be replaced. This work may require a "404" permit from the U.S. Army Corps of Engineers.

ENVIRONMENTAL DOCUMENTATION

Status of Environmental Assessment and Review

The EA for the Lake McDonald Development Concept Plan, 1984, is complete. A revised EA will be prepared in connection with the revised DCP and will provide further analysis of bald eagle impacts.

OTHER NEEDS FOR THIS PACKAGE

Vegetative inventory and propagation of stock for revegetation will be required.

ADDITIONAL OPERATING NEEDS

Some additional operating costs may be incurred by concessioners as a result of this project.

PACKAGE 264B, BACKCOUNTRY CHALETS

DESCRIPTION

Sperry Chalet

General

Life safety hazard abatement including second exits for each room, sealing the exit enclosures, reducing flame spread, installing a fire sprinkler system, and installing smoke detection and exit/lighting systems. Other work required includes regrading around the building, structural repairs, and preserving/restoring various elements of the building.

Dining Hall

Regrading around the building, structural repairs, and preserving/restoring various elements of the building.

Comfort Station

Construct an addition to enclose the new and existing generators to reduce noise.

Septic Tank

Construct a sludge treatment process for the existing sewage system.

Trail Crew Cabin

Construct a new building for crew quarters, maintenance storage, and a workroom.

Native Plant Rehab

Revegetate the area with native plants.

Granite Park

Dormitory

Preservation/restoration of various elements of the building.

Granite Chalet

Life safety hazard abatement including reducing flame spread, installing a fire sprinkler system, smoke detection and an exit/lighting system. Other work required includes, structural repairs, and preserving/restoring various elements of the building.

Comfort Station

Construct addition to enclose new and existing generators to reduce noise. Remove asbestos millboard and replace with substitute material.

Water Tank

Reroof the water storage tank.

Compost Toilet

Accomplish the general maintenance of the structure.

Septic Tank

Construct a sludge treatment process for the existing sewage system.

Native Plant Rehab

Revegetate the area with native plants.

JUSTIFICATION/CONSEQUENCES

Sperry and Granite Park are the last two chalets of a much larger system developed in 1914/15 to enable visitors to experience the backcountry. This unique type of facility is very popular and is not available anywhere else in the Rocky Mountain area.

Serious life safety hazards in the main structures at Sperry and Granite Park were identified as early as September 1988. The continuing operation of these facilities without correction is a large risk to the government. This project will eliminate life safety hazards by bringing the overnight facilities to compliance with the NPS Fire Safety Evaluation System. The work will stabilize and preserve the historic fabric and restore missing historic building components. Sewage is currently treated on site by a septic tank/drainfield. A better method of handling sewage sludge is needed.

Through detailed inspection, it has been determined that phasing of the work to accomplish the above objectives is impractical since it would require demolition of previously accomplished work. The facilities will have to be temporarily closed during one operating season to accomplish the needed work. They may have to be closed permanently if funds are not available to do this work.

BACKGROUND AND STATUS

The project is safety and historic preservation oriented. The work items are based on architectural preservation guides prepared by a historical architect for each area. In addition, a life safety inspection report was prepared. This report was the catalyst for the formation of an interdisciplinary team which proposed alternatives for correcting the life safety deficiencies at Sperry Chalet.

LIMITATIONS AND INFLUENCES

Land Acquisition

All of the land and buildings involved in this package are owned in fee by the government.

Development Ceiling

No legislative funding limit exists.

Unusual Factors

The facilities are located within sensitive alpine sites in the Glacier backcountry and are accessible only by trail. All materials must be brought to the site by pack animals or helicopter. Helicopter use must be kept to a minimum due to wilderness management. The facilities are isolated due to snow from late October through early to mid-June.

Time Frame

Construction activity will necessitate the closure of each area for 1 year to visitors in consecutive summers. The construction season each year will be from early July through early September.

Political and Other Interests

None known.

Concessioner Interest

Concessioner Belton Chalets, Inc., must be involved with both design and construction. The present concession operation agreement expires at the end of 1992. The closure of both Sperry and Granite Park in consecutive years to rehabilitate the facilities will be a condition of the new contract.

Other Factors

None known.

PLANNING, DESIGN, AND CONSTRUCTION

Outline of Planning Requirements

EAs will be required for both Sperry and Granite Park, as well as vegetative mapping and revegetative seed collection for both areas.

General Management Plan Status

This proposal is in accordance with the park's master plan, approved in 1977.

Interpretive Prospectus Status

The current IP, dated 1980, does not affect this package.

Development Concept Plan

It is not anticipated that a DCP will be required for this project.

Other Planning or Design

None required.

Buildings and Related Facilities Work Required

See the list of work in the description section.

Utilities Work Required

See the list of work in the description section.

Roads and Trails Work Required

See the list of work in the description section.

ARCHAEOLOGY

Status

The areas immediately around the chalets have been intensively surveyed.

Needs

An additional survey will be required for the proposed fire sprinkler tank and piping.

HISTORIC ARCHITECTURE PERTINENT TO THIS PROJECT

Historic Preservation Reports

The Sperry Chalet Architectural Preservation Guide, 1985, by James McDonald. The Granite Park Architectural Preservation Guide, 1985, by James McDonald.

Historic structure reports covering all historic structures at each site will be required.

A historic resource study is required to cover the origin and development of various concession operations in Glacier from 1895 to 1966.

Section 106 Compliance

Section 106 compliance will be required.

List of Classified Structures and National Register Status

All structures affected by this project are on the LCS and are also listed on National Register of Historic Places as part of the Sperry or Granite Park historic districts.

MUSEUM EXHIBIT AND AUDIOVISUAL WORK NEEDED FOR THIS PACKAGE

None required.

NATURAL SCIENCE RESOURCE PROBLEMS AFFECTING THIS PACKAGE

The current sludge disposal system is a grizzly bear attractant.

WATER RESOURCES

There is a potential effect on downstream water resources from the current sludge disposal system.

ENVIRONMENTAL DOCUMENTATION

Status of Environmental Assessment and Review

It is anticipated that an EA will be required for this project at each area. Work has not begun.

OTHER NEEDS FOR THIS PACKAGE

None.

ADDITIONAL OPERATING NEEDS

The additional facilities for life safety will increase maintenance costs. At present, the concessioner's contract requires him to perform all routine maintenance.

PACKAGE 264C, MANY GLACIER AREA

DESCRIPTION

General

This project is needed to restore the Many Glacier Hotel, stabilize the shoreline, provide access for the disabled, improve visitor orientation and circulation, enhance the visitor experience, upgrade employee dormitories and visitor facilities to current NPS standards, expand parking, and to improve operations.

Specific Projects

Many Glacier Hotel

The project is a major, multiyear restoration and rehabilitation program for this hotel. The work will be broken into five separate contracts reflecting the significant functional areas of the building: 1) annex #1, 2) lobby, 3) annex #2, 4) kitchen/dining room/shops wing, and 5) exterior and site work. The order of these sections is the preferred order for issuing contracts. The work will consist of upgrading all facilities to meet the life safety/public health, accessibility, mechanical, electrical, structural, and architectural codes. The structure is failing in annex #1 and stabilization is essential. In addition, there will be considerable restoration work necessary to return altered parts of the building back a historic period appearance.

Dormitories

There are several dorms, such as the lower dorm, gearjammers dorm, and the caretaker's cabin which need substantial rehabilitation to bring them up to current codes and to restore important historic features if they are to continue to be used. The current DCP calls for the upper dorm to be demolished to make room for the construction of the new dormitories noted below.

Support Buildings

The ice house, pump house, gas station, and fire shed all need rehabilitation to meet current standards.

Fuel Storage Tanks

Remove/replace five underground fuel tanks to meet Environmental Protection Agency (EPA) standards, restore the grade, and revegetate the surface.

Outfitter Concessions Facilities

Paint the hay barn, rehabilitate the horse barn, and upgrade the bunkhouse to meet current codes.

Area Site Work

Lakeshore: Stabilize and expand 1,650 feet of shoreline with riprap/fill; and construct 180 feet of boardwalk, 600 feet of fence, and a new boat house.

Hotel Road: Convert 1,650 feet of road in front of the hotel to a 20 foot-wide accessible walkway with benches to be used as an emergency vehicle access route.

Accessibility: Provide accessible exterior walks and interior elevators for disabled visitors.

Visual Intrusions: Clean up and screen the maintenance area at the hotel.

Trails: Upgrade and extend the foot trail 1,600 feet along the main road to Swiftcurrent.

Signage: Provide a new map and improve signing for roads, trails, trailheads, and bulletin boards.

Night Lighting: Improve the hotel parking lot lighting.

Improve Parking: Add 50 parking spaces to the hotel parking lot and redesign the bus and oversize vehicle parking.

Provide New Employee Housing: Construct three 15- to 16-unit dorms (4,500 to 4,800 square feet each), a recreation building, and a 20-space employee parking area east of the Many Glacier parking lot. Demolish the upper dorm as noted above in the dormitories section.

Native Plant Revegetation: Revegetate all areas disturbed by construction and overuse.

Electric Conversion: Provide new underground electric utility primary power.

Miscellaneous Site Work: Obliterate the road to the boat concession and relocate the trail.

JUSTIFICATION AND CONSEQUENCES

At this time, the visitor and staff facilities in the Many Glacier area have fallen to a substandard level. Although GPI has been conscientious in constantly upgrading the facilities, the work necessary is beyond the scope of normal maintenance and minor annual improvements. The site is in need of being brought to a level that is compatible with current life safety/public health standards and accessibility codes, as well as enhancing the ambience of the area. This can only be accomplished through a comprehensive rehabilitation program such as Package 264.

Failure to fund this package and accomplish these projects will result in continued severe life safety/public health hazards. This danger can, in the Many Glacier Hotel, manifest itself in the possible collapse of annex #1. In addition, the problems of flood danger, overcrowding, poor site circulation, and natural resource issues such as grizzly bear habitat will only grow worse in time. Of course, some of the oldest and most significant historic structures in the park will continue to deteriorate to a level beyond preservation capabilities.

BACKGROUND AND STATUS

This project is based on the Many Glacier DCP, approved in 1986.

LIMITATIONS AND INFLUENCES

Land Acquisition

All of the land proposed for new construction in this package is owned in fee by the government. GPI, Glacier Park Boat Company, and Glacier Park Outfitters each have a possessory interest in most of the facilities proposed for rehabilitation and removal. Options for extinguishing this possessory interest should be evaluated prior to initiating this rehabilitation/development package

Development Ceiling

No legislative funding limit exists.

Unusual Factors

Construction activity must accommodate use of the facility by visitors in the summer. Exterior work and access to the work site is difficult in the winter. There may be other restrictions on construction activities due to conflicts with wildlife. Proposed studies will determine the impacts, if any exist.

Time Frame

Summer use season extends from May 15 to Sept 15.

Political and Other Interests

None known.

Concessioner Interest

GPI has been involved with the formulation of the DCP and, therefore, must be involved with design as well. This project will change the operational character of the horse concessioner, Glacier Park Outfitters, and the boat concessioner, Glacier Park Boat Company. Accommodation of their needs during the design phase will be required.

Other Factors

None known.

PLANNING DESIGN CONSTRUCTION

Outline of Planning Requirements

Wildlife Studies
EA for Winter Construction

General Management Plan Status

This proposal is in accordance with the Glacier Park Master Plan which was approved in 1977.

Interpretive Prospectus Status

The current IP, dated 1980, discusses Many Glacier and Swiftcurrent wayside exhibits and the need for a visitor contact station.

Development Concept Plan

The Many Glacier/Swiftcurrent DCP, approved in 1986, forms the basis for this package.

Other Planning or Design

Plans for road improvement and a public transportation system are currently being developed.

Buildings and Related Facilities Work Required

See the list of work in the description section.

Utilities Work Required

See the list of work in the description section.

Roads and Trails Work Required

See the list of work in the description section.

ARCHEOLOGY

Status

Many Glacier and Swiftcurrent areas have been intensively surveyed for archeological remains.

Needs

No further survey is required unless construction excavation reveals unknown artifacts.

IIHISTORIC ARCHITECTURE PERTINENT TO THIS PROJECT

Historic Preservation Reports

Many Glacier Architectural Preservation Guide, by James McDonald.

Historic structure report required.

Historic resource study required.

Section 106 Compliance

Section 106 compliance will be required.

List of Classified Structures and National Register Status

Many structures involved in this project are on the LCS and the National Register of Historic Places as part of the Many Glacier Historic District. A determination of eligibility will be required before evaluating the effects of the proposed changes.

MUSEUM EXHIBIT AND AUDIOVISUAL WORK NEEDED FOR THIS PACKAGE

None required.

NATURAL SCIENCE RESOURCE PROBLEMS AFFECTING THIS PACKAGE

Proposed new construction is sited to avoid a grizzly bear travel corridor near the Many Glacier Hotel. Winter construction may cause conflicts with ungulates and wolves.

WATER RESOURCES

Work on lakeshore may require a "404" permit from the U.S. Army, Corps of Engineers.

ENVIRONMENTAL DOCUMENTATION

Status of Environmental Assessment and Review

The EA for the Many Glacier/Swiftcurrent DCP, 1984, is complete. The need for a "404" permit and a "Section 7" consultation must be reviewed after preliminary design.

OTHER NEEDS FOR THIS PACKAGE

A vegetative inventory and propagation of stock for revegetation are necessary.

ADDITIONAL OPERATING NEEDS

Work proposed in this project may increase operating costs for concessioners through the expansion of their facilities and the requirement to maintain those facilities at a level acceptable to the NPS.

PACKAGE 264D, SWIFTCURRENT

DESCRIPTION

Site Utility Systems

Upgrade the utility systems including new undergrounding of primary power and installation of shutoffs to water system lines. Replace fuel tanks to meet EPA standards.

General Store and Motels

Remove the asbestos and install backflow preventors to HS-832, NH-833, NH-941, NH-942, and NH-943 to meet health and fire requirements. Construct two new exit stairs at the basement of HS-832 to satisfy present assembly type uses. Rehabilitate the existing general store, HS-832, including the kitchen, and replace the adjacent storage/trash structure, HS-954.

Visitor Facilities

Construct a new shower/laundry building and rehabilitate the existing shower/laundry structure to enhance the visitor's stay.

Housing

Convert the existing visitor motel, NH-833, to employee housing and existing employee cabins (circles A & E) to visitor overnight accommodations. Preserve the existing visitor cabins (circles B, C, D, and I). Maintain the existing motels, NH-941, NH-942, and NH-943. Remove the existing employee shower structure, NH-1419.

Site Improvements

Construct new trails and relocate the trailhead for Iceberg Lake to better serve the visitor. Revegetate the existing areas as well as new construction sites.

JUSTIFICATION/CONSEQUENCES

Current employee housing units are marginal in size and type with poor to unacceptable separation from the visitor areas. The number of low-cost accommodations and support facilities presently inadequate to meet the visitor needs. All of the historic structures need exterior work to preserve them and interior work to improve them for visitor use.

Failure to fund this package will result in continued life safety/public health hazards due to unsanitary visitor facilities, substandard employee housing, poor separation between visitor/employee use areas, and circulation conflicts.

BACKGROUND AND STATUS

This project is based on the Many Glacier/Swiftcurrent DCP, approved in 1986.

LIMITATIONS AND INFLUENCES

Land Acquisition

All of the land proposed for new construction in this package is owned in fee by the government. GPI currently has a possessory interest in the facilities proposed for removal or rehabilitation. Options for extinguishing this possessory interest should be evaluated prior to initiating this rehabilitation/development package.

Development Ceiling

No legislative funding limit exists.

Unusual Factors

Construction activity must accommodate use of the facility by visitors in the summer. Exterior work and access to the work site is difficult in the winter. There may be other restrictions on construction activities due to conflicts with wildlife. Proposed studies will determine the impacts, if any exist.

Time Frame

Summer use season extends from May 15 to September 15.

Political and Other Interests

None known.

Concessioner Interest

GPI has been involved with formulation of the DCP and must be involved with design as well.

Other Factors

None known.

PLANNING DESIGN CONSTRUCTION

Outline of Planning Requirements

Additional planning required includes parkwide aerial photography, visitor, historic resource, and asbestos surveys.

General Management Plan Status

This proposal is in accordance with the park's master plan, approved in 1977.

Interpretive Prospectus Status

The current IP, dated 1980, discusses Many Glacier and Swiftcurrent wayside exhibitry and the need for a visitor contact station.

Development Concept Plan

The Many Glacier/Swiftcurrent DCP, approved in 1986, forms the basis for this package.

Other Planning or Design

Plans for road improvement and a public transportation system are currently underway.

Buildings and Related Facilities Work Required

See list of work in the description section.

Utilities Work Required

See list of work in the description section.

Roads and Trails Work Required

See list of work in the description section.

ARCHEOLOGY

Status

The Swiftcurrent area has been intensively surveyed for archeological remains.

Needs

No further survey is required unless construction excavation reveals unknown artifacts.

HISTORIC ARCHITECTURE PERTINENT TO THIS PROJECT

Historic Preservation Reports

None exist. Historic structure reports for each historic structure or group of structures (such as the visitor cabins) will be prepared.

Section 106 Compliance

Section 106 compliance will be required.

List of Classified Structures and National Register Status

The status of structures is currently "undetermined." A determination of eligibility will be required before evaluating the effects of the proposed changes.

Museum Exhibit and Audiovisual Work Needed

None required.

Natural Science Resource Problems

Winter construction may cause conflicts with ungulates and wolves.

Water Resources

None involved.

ENVIRONMENTAL DOCUMENTATION

Status of Environmental Assessment and Review

The EA for the Many Glacier/Swiftcurrent DCP, 1984, is complete. "Section 7" consultation must be reviewed after the preliminary design.

Other Needs

Vegetative inventory and propagation of stock for revegetation.

ADDITIONAL OPERATING NEEDS

Additional operating expenses may be incurred by the concessioner as a result of this project.

PACKAGE 264E, RISING SUN

DESCRIPTION

Site Utility Systems

Upgrade the utility systems including the undergrounding of primary power and the installation of shutoffs to water lines. Replace fuel tanks to meet EPA standards.

General Store and Motels

Remove the asbestos and install backflow preventors to NH-767 and NH-783 to meet health and fire requirements. Install backflow preventor and upgrade the visitor facilities in NH-810.

Housing

Relocate visitor accommodations and employee quarters from within the 100-year floodplain or near the eroding edge of Roes Creek. Work includes:

1. Construct new flood diversion levees at NH-810.
2. Construct a new employee housing area which includes new men's dorm and relocated/rehabilitated women's dorm.
3. Construct a new addition to the visitor motel, NH-767.
4. Relocate/rehabilitate the existing visitor cabins.

Preserve the visitor cabins, HS-813-831; maintain motels NH-767 and NH-783.

Coffee Shop and Gas Station

Add handicapped accessible toilets, upgrade the kitchen, and maintain NH-1132 and NH-1102.

Site Improvements

Upgrade the appearance of the site, revegetate developed areas with native plants, and construct new trails to and along St. Mary Lake to enhance the visitor's experience. Maintain boat docks.

JUSTIFICATION/CONSEQUENCES

Many existing employee housing quarters and visitor lodging units are either within the 100-year floodplain or near the eroding edge of Roes Creek. Current employee housing is substandard in size, condition, and intermixed with visitor use areas. Several visitor facilities/areas lack handicapped accessible toilets/trails. All of the historic structures need exterior work to preserve them and interior work to improve them for visitor use.

Failure to provide this package will result in continued overnight visitor use within a floodplain area.

BACKGROUND AND STATUS

This project is based on the Rising Sun DCP, approved in 1986.

LIMITATIONS AND INFLUENCES

Land Acquisition

All of the land proposed for new construction in this package is owned in fee by the government. GPI and Glacier Park Boat Company currently have a possessory interest in the facilities proposed for removal or rehabilitation. Options for extinguishing this possessory interest should be evaluated prior to initiating this rehabilitation/development package.

Limitations

No legislative funding limit exists.

Unusual Factors

Construction activity must accommodate use of the facility by visitors from June 1 to September 15.

Time Frame

Exterior work is difficult in the winter.

Political and Other Interests

None known.

Concessioner Interest

GPI has been involved with formulation of the DCP and must be involved with design as well. This project will change the operational character of the boat concessioner, Glacier Park Boat Company. Accommodation of their needs during the design phase will be required.

Other Factors

None known.

PLANNING DESIGN CONSTRUCTION

Outline of Planning Requirements

Additional planning required includes area wildlife, aquatic habitat, and hydrology studies; and parkwide aerial photography, visitor, historic resource, and asbestos surveys.

General Management Plan Status

This proposal is in accordance with the park's master plan, approved in 1977.

Interpretive Prospectus Status

The current IP, dated 1980, does not affect this package.

Development Concept Plan

The Rising Sun DCP, approved in 1986, forms the basis for this package.

Other Planning or Design

Plans for road improvement and a public transportation system are currently underway.

Buildings and Related Facilities Work Required

See the list of work in the description section.

Utilities Work Required

See the list of work in the description section.

Roads and Trails Work Required

See the list of work in the description section.

ARCHEOLOGY

Status

The Rising Sun area has been intensively surveyed for archeological remains.

Needs

No further survey is required unless construction excavation reveals unknown artifacts.

HISTORIC ARCHITECTURE PERTINENT TO THIS PROJECT

Historic Preservation Reports

None exist. Historic structure reports for each historic structure or group of structures (such as the visitor cabins) will be prepared.

Section 106 Compliance

Section 106 compliance will be required.

List of Classified Structures and National Register Status

The current National Register status is "undetermined." A determination of eligibility will be required before evaluating the effects of the proposed changes

Museum Exhibit and Audiovisual Work Needed

None required.

Natural Science Resource Problems

Further information and analysis are needed on the wetlands and endangered species (wolves, eagles, grizzly bears) in the area.

Water Resources

A "404" permit may be required if a hydrology study indicates the need.

ENVIRONMENTAL DOCUMENTATION

Status of Environmental Assessment and Review

EA for the Rising Sun DCP, 1984, is complete.

Other Needs

Vegetative inventory and propagation of stock for revegetation.

ADDITIONAL OPERATING NEEDS

Additional operating expenses may be incurred by the concessioner as a result of this project.

PACKAGE 264F, APGAR AREA

DESCRIPTION

Motel, Motel Office, and Linen Room

Rehabilitate for life safety, asbestos removal, handicapped accessibility, and upgrade to meet current standards.

Site Work

Protect (from erosion), enhance, and correct life safety deficiencies at the shoreline in front of the Village Inn. Correct other miscellaneous site problems such as lack of handicapped accessible paths from the Village Inn to the area stores and facilities, and eliminate the odor from the Lake McDonald sewer force main.

Outfitter Cabin and Barn/Apartment

Correct life safety/public health deficiencies, and upgrade to meet current standards.

JUSTIFICATION/CONSEQUENCES

Visitor facilities, including the site, need to be rehabilitated to eliminate life safety and handicapped accessibility deficiencies. Employee housing too, has deficiencies related to life safety/public health. Continued use of the facilities which do not meet current standards is a risk to the government. There have been recent injuries due to falls off the bluff to the lake, which occurs less than 20 feet from the motel room doors.

BACKGROUND AND STATUS

This project is based upon the inspection of the facilities made in December 1989 and the recommendations of "An Evaluation of Concession Visitor Services Facilities", January 1980. A DCP/EA has been started for this area but has not been completed.

LIMITATIONS AND INFLUENCES

Land Acquisition

All of the land and buildings involved in this package are owned in fee by the government.

Development Ceiling

No legislative funding limit exists.

Unusual Factors

The presence of endangered bald eagles in the developed area requires construction scheduling restrictions. Construction activity must accommodate the use of the facility by visitors or concession employees during the summer. Therefore, work on the existing visitor use structures must be done in the winter. Exterior and site work are difficult to accomplish in the winter.

Time Frame

Summer use season extends from May 15 to September 15. Eagle use of the site restricts the access, ranging from approximately November 1 to December 31, and during daylight hours from approximately March 1 to May 15.

Political and Other Interests

None at this time.

Concessioner Interest

GPI, concessioner for the Village Inn, needs to be involved in the design and construction. Glacier Park Outfitters, the horse concessioner, and the operators of the area stores will need to be involved with the design phase.

Other Factors

None known.

PLANNING, DESIGN, AND CONSTRUCTION

Outline of Planning Requirements

There has been no planning done on this project yet.

General Management Plan Status

This proposal is in accordance with the park's master plan, approved in 1977.

Interpretive Prospectus Status

This package is in agreement with the current IP, dated 1980, and the DCP for Apgar dated March 1982. Further planning has taken place at a different location from the 82 DCP plan for the information center.

Development Concept Plan

One has been started but it has not been completed.

Other Planning or Design

Plans for Going-to-the-Sun Road improvements and a public transportation system are currently under way and a bald eagle habitat management plan will begin in 1989.

Buildings and Related Facilities Work Required

See the list of work in the description section.

Utilities Work Required

See the list of work in the description section.

Roads and Trails Work Required

See the list of work in the description section.

ARCHEOLOGY

Status

No survey for archeological remains has been done.

Needs

A survey for clearance is required.

HISTORIC ARCHITECTURE PERTINENT TO THIS PROJECT

Historic Preservations Reports

None of the buildings affected by this package are historic structures.

Section 106 Compliance

None required.

List of Classified Structures and National Register Status

Not listed.

MUSEUM EXHIBIT AND AUDIOVISUAL WORK NEEDED FOR THIS PACKAGE

None needed, unless the visitor contact station once again becomes part of this project.

NATURAL SCIENCE RESOURCE PROBLEMS AFFECTING THIS PACKAGE

Endangered bald eagles use the area seasonally. This area is a migration route for other species.

WATER RESOURCES

Work on the lakeshore may require a "404" permit from the U.S. Army Corps of Engineers.

ENVIRONMENTAL DOCUMENTATION

Status of Environmental Assessment and Review

Required but not started.

OTHER NEEDS FOR THIS PACKAGE

Vegetative inventory and propagation of stock for revegetation.

ADDITIONAL OPERATING NEEDS

None known.

PACKAGE 264G, TWO MEDICINE

DESCRIPTION

Store/Dorm

Preserve HS-891 and replace adjacent storage, HS-1016, with a compatible structure.

Site Improvements

Construct new walk and service road. Provide new site lighting and revegetate the site with native plantings. Maintain the boat dock.

JUSTIFICATION/CONSEQUENCES

This historic structure needs exterior work to preserve it and interior work to improve it for visitor use. Failure to provide this package will result in continued deterioration of this National Historic Landmark.

BACKGROUND AND STATUS

Concession area.

LIMITATIONS AND INFLUENCES

Land Acquisition

All of the land proposed for new construction in this package is owned in fee by the government. GPI currently has a possessory interest in the facilities proposed for removal or rehabilitation. Options for extinguishing this possessory interest should be evaluated prior to initiating this rehabilitation/development package.

Limitations

No legislative funding limit exists.

Unusual Factors

Construction activity must accommodate use of the facility by visitors from June 1 to September 15.

Time Frame

Exterior work is difficult in the winter.

Political and Other Interests

None known.

Concessioner Interest

The concessioner will be involved during the design phase of this project.

Other Factors

None known.

PLANNING DESIGN CONSTRUCTION

Outline of Planning Requirements

Additional planning required includes parkwide aerial photography, visitor, historic resource, and asbestos surveys.

General Management Plan Status

This proposal is not part of the park's master plan, approved in 1977.

Interpretive Prospectus Status

The current IP, dated 1980, does not affect this package.

Development Concept Plan

None exists.

Other Planning or Design

None known.

Buildings and Related Facilities Work Required

See the list of work in the description section.

Utilities Work Required

See the list of work in the description section.

Roads and Trails Work Required

See the list of work in the description section.

ARCHAEOLOGY

Status

The Two Medicine area has been intensively surveyed for archeological remains.

Needs

No further survey is required unless construction excavation reveals unknown artifacts.

HISTORIC ARCHITECTURE PERTINENT TO THIS PROJECT

Historic Preservation Reports

Architectural Preservation Guide by James R. McDonald, Architects, P.C. Also, a historic structure report will be prepared for this historic structure.

Section 106 Compliance

Section 106 compliance will be required.

List of Classified Structures and National Register Status

The store/dorm is a National Historic Landmark and is listed on the National Register of Historic Places.

Museum Exhibit and Audiovisual Work Needed

None required.

Natural Science Resource Problems

None known.

Water Resources

None involved.

ENVIRONMENTAL DOCUMENTATION

Status of Environmental Assessment and Review

None exists or required.

Other Needs

Vegetative inventory and propagation of stock for revegetation.

ADDITIONAL OPERATING NEEDS

Additional operating expenses may be incurred by the concessioner as a result of this project.

COST OF REHABILITATION OF GOVERNMENT AND CONCESSION IMPROVEMENTS*

TABLE 3: REHABILITATION COSTS FOR GOVERNMENT IMPROVEMENTS

<u>BUILDING</u>	<u>GOV. CONS.</u>		<u>DESCRIPTION</u>	<u>COST</u>
	<u>BLDG. #</u>	<u>BLDG. #</u>		
GLACIER PARK INC.				
<u>Lake McDonald Area (LM)</u>				
1. Guest Cabin	HS0722	1	2 unit visitor lodging	\$ 84,299.00
2. Guest Cabin	HS0723	2	2 unit visitor lodging	71,922.00
3. Guest Cabin	HS0724	3	2 unit visitor lodging	97,781.00
4. Guest Cabin	HS0725	4	2 unit visitor lodging	70,579.00
5. Guest Cabin	HS0726	5	3 unit visitor lodging	19,643.00
6. Guest Cabin	HS0727	6	4 unit visitor lodging	128,029.00
7. Guest Cabin	HS0728	7	4 unit visitor lodging	88,872.00
8. Guest Cabin	HS0729	8	1 unit visitor lodging	39,890.00
9. Utility Cabin	HS0730	10	utility/laundry storage	27,752.00
10. Guest Cabin	HS0731	11	2 unit visitor lodging	84,482.00
11. Guest Cabin	HS0732	12	2 unit visitor lodging	60,794.00
12. Guest Cabin	HS0733	13	3 unit visitor lodging	86,704.00
13. Guest Cabin	HS0734	14	3 unit visitor lodging	87,858.00
14. Garden Court	HS0735		18 room dormitory	446,474.00
15. Cobb House	HS0737		8 room dormitory	266,823.00
16. Snyder	HS0738		11 room dormitory	316,024.00
17. Cobb Garage	HS0739		lumber and equipment storage	10,382.00
18a McDonald Lodge	HS0740		replace kitchen/site work	1,471,241.00
18b McDonald Lodge	HS0740		2nd & 3rd floor guest rooms and corridors	1,062,235.00
19. Auditorium	HS0741		auditorium/employee recreation hall	660,632.00
20. Dispensary	HS0742		first aid/employee laundry	47,070.00
21. Hydro	HS0743		4 room dormitory	6,511.00
22. Johnson	HS0744		7 room dormitory	30,785.00
23. Caretaker Res	HS0746		2 employee apartment units	71,170.00
24. Carpenter Shop	HS0749		2 room dormitory	6,026.00

* All construction cost estimates are for a 1992 base year and are in gross dollars.

Rehabilitation Costs for Government Improvements (continued)

Lake McDonald Area (continued)

25.	Coffee Shop	NH1142	125 seat capacity	55,806.00
26.	Garbage Shed	NH1245	garbage/storage	1,376.00
27.	Garage	NH1271	for fire truck	2,856.00
28.	Storage Shed	NH1375	storage (behind Johnson)	2,293.00
29.	Cabin Site Work	NC2000	utilities, regrade, area lights	104,056.00
				<u>5,510,365.00</u>
			Subtotal	

Apgar Area (AP)

1.	Village Inn	NH1038	motel, 36 rooms	307,515.00
2.	Motel Office	NH1039	2 rooms, office/employee residence	42,431.00
3.	Linen Room	NH1054	1 room, linen storage	2,260.00
				<u>352,206.00</u>
			Subtotal	

BELTON CHALETS

Sperry Chalet Area (SP)

1.	Chalet	HS0796	13 room visitor/employee lodging	643,069.00
2.	Dining Hall	HS0797	kitchen/dining room	297,213.00
3.	Comfort Station	NH1113	rest rooms/laundry	54,038.00
4.	Septic System	NH1442	sludge treatment	81,796.00
5.	Crew Cabin	NC2006	trail crew dorm/storage/workroom	229,250.00
6.	Revegetation	NC2008	native plant revegetation	13,100.00
				<u>1,318,466.00</u>
			Subtotal	

Granite Park Area (GP)

1.	Dormitory	HS0799	6 room visitor lodging	84,849.00
2.	Chalet	HS0800	25 room visitor/employee lodging-kitchen/dining	776,628.00
3.	Comfort Station	NH1114	rest rooms/laundry	38,973.00
4.	Water Tank	NH1115	domestic water storage	13,100.00
5.	Compost Toilet	NH1362	solar outhouse	7,467.00
6.	Septic System	NH1441	sludge removal	81,796.00
7.	Revegetation	NC2009	native plant revegetation	13,100.00
				<u>1,015,913.00</u>
			Subtotal	

Rehabilitation Costs for Government Improvements (continued)

GLACIER PARK BOAT COMPANY

Lake McDonald Area (LM)

1. Cabin	HS1106	2 bedroom dormitory with kitchen	78,273.00
			<u>78,273.00</u>
		Subtotal	

Rising Sun Area (RS)

1. Dock	NH1430	at Rising Sun area	170,012.00
			<u>170,012.00</u>
		Subtotal	

Many Glacier Area (MG)

1. Dock	NH1432	at Many Glacier Hotel	13,826.00
			<u>13,826.00</u>
		Subtotal	

Two Medicine Area (TM)

1. Dock	NH0902	at foot of lake	31,440.00
			<u>31,440.00</u>
		Subtotal	

WATERTON INTER-NATION SHORELINE CRUISE COMPANY

Goathaunt Area (GH)

1. Boat Dock	NH1429	at NPS visitor center	4,543.00
			<u>4,543.00</u>
		Subtotal	

GLACIER PARK OUTFITTERS

Apgar Area (AP)

1. Cabin	NH1139	1 room residence	22,194.00
2. Barn/Apt	NH1341	1st fl barn, corral/2nd fl residence	26,672.00
			<u>48,866.00</u>
		Subtotal	

Lake McDonald Area (LM)

1. Barn/Corral	NH1260	feeding and boarding of horses	31,375.00
2. Garage	NH1272	garage (formerly for HS1274)	12,104.00
3. Pit Toilet	NH1273	pit toilet (formerly for HS1274)	655.00
4. Cabin	HS1274	2 bedroom dormitory with kitchen	49,132.00
5. Ticket Booth	NH1368	1 room office	12,045.00

Rehabilitation Costs for Government Improvements (continued)

Lake McDonald Area (continued)

6. Tack Room	NH1369	1 room equipment storage	2,620.00
7. Toilet	NH1440	toilet/washstand (adjacent to barn)	930.00
		Subtotal	<u>108,861.00</u>

Many Glacier Area (MG)

1. Bunkhouse	NH0183	employee dormitory	8,286.00
2. Horse Barn	HS0486	feed and board horses	25,545.00
3. Hay Barn	NH1361	store hay for horses	3,341.00
		Subtotal	<u>37,172.00</u>

Total Table 3 \$8,689,943.00

TABLE 4: REHABILITATION COSTS FOR GLACIER PARK, INC., IMPROVEMENTS

<u>Lake McDonald Area (LM) (inholdings)</u>				
1.	Stuart's Motel	NH1406	20 unit visitor lodging	188,627.00
2.	Stuart's Motel	NH1407	10 unit visitor lodging	84,672.00
			Subtotal	<u>273,299.00</u>
<u>Lake McDonald Area (LM)</u>				
1.	Camp Store	HS0904	gen store/storage - 2 room	240,896.00
2.	Guest Cabin	HS0906	6 unit visitor lodging	162,866.00
3.	Garage	NH1012	maintenance shop/storage	11,070.00
4.	Gas Station	NH1101	2 rooms/2 pumps/post office	59,114.00
5.	Girls #1	NH1401	4 room dormitory	9,052.00
6.	Girls #2	NH1402	4 room dormitory	4,611.00
7.	Boys #1	NH1403	6 room dormitory	9,458.00
8.	Boys #2	NH1404	6 room dormitory	9,851.00
9.	Gearjammer	NH1405	6 room dormitory	8,594.00
10.	Fuel Tank	NH0028	undergrnd/holead gas/4000 gal (incl in 1101)	.00
11.	Fuel Tank	NH0029	undergrnd/holead gas/4000 gal (incl in 1101)	.00
12.	Fuel Tank	NH0030	undergrnd/holead gas/4000 gal (incl in 1101)	.00
			Subtotal	<u>515,512.00</u>
<u>Rising Sun Area (RS)</u>				
1a	Motel	NH0767	asbestos removal, backflow preventor	20,191.00
1b	Motel	NH0767	maintain	112,800.00
2a	Motel	NH0783	asbestos removal, backflow preventor	20,191.00
2b	Motel	NH0783	maintain	138,555.00
3a	General Store	HS0810	backflow preventor, HC toilets	5,109.00
3b	General Store	HS0810	adaptive use, preserve	713,735.00
4.	Women's Dorm	HS0811	10 dorm rooms/laundry	52,374.00
5.	Employee's Cabin	HS0813	2 rooms, employee manager	11,096.00
6.	Guest Cabin	HS0814	2 unit visitor lodging	7,151.00
7.	Guest Cabin	HS0815	2 unit visitor lodging	8,875.00
8.	Guest Cabin	HS0816	2 unit visitor lodging	7,557.00
9.	Guest Cabin	HS0817	2 unit visitor lodging	7,434.00
10.	Guest Cabin	HS0818	2 unit visitor lodging	5,197.00

Rehabilitation Costs Glacier Park, Inc., Improvements (continued)

Rising Sun Area (continued)

11.	Guest Cabin	HS0819	6	2 unit visitor lodging	5,108.00
12.	Guest Cabin	HS0820	7	2 unit visitor lodging	5,089.00
13.	Guest Cabin	HS0821	9	2 unit visitor lodging	4,817.00
14.	Guest Cabin	HS0822	13	2 unit visitor lodging	6,336.00
15.	Guest Cabin	HS0823	19	2 unit visitor lodging	5,410.00
16.	Guest Cabin	HS0824	11	2 unit visitor lodging	5,785.00
17.	Guest Cabin	HS0825	18	2 unit visitor lodging	8,210.00
18.	Guest Cabin	HS0826	17	2 unit visitor lodging	5,123.00
19.	Guest Cabin	HS0827	16	2 unit visitor lodging	8,199.00
20.	Guest Cabin	HS0828	15	2 unit visitor lodging	8,236.00
21.	Guest Cabin	HS0829	14	2 unit visitor lodging	5,147.00
22.	Guest Cabin	HS0830	12	2 unit visitor lodging	5,839.00
23.	Guest Cabin	HS0831	10	2 unit visitor lodging	4,992.00
24.	Gas Station	NH1102		2 rooms/2 pumps	18,632.00
25.	Coffee Shop	NH1132		114 seat coffee shop/registration/gifts	264,200.00
26.	Fuel Tank	NH0023		undergrnd nolead gas/4000 gal	68,120.00
27.	Fuel Tank	NH0024		undergrnd nolead gas/4000 gal	68,120.00
28.	Fuel Tank	NH0025		undergrnd diesel/4000 gal	68,120.00
29.	Fuel Tank	NH0026		undergrnd empty/ 500 gal	42,575.00
30.	Utilities	NHUTIL		water system	6,288.00
				Subtotal	<u>1,724,611.00</u>

Swiftcurrent Area (SC)

1a	Store/Rest Room	HS0832		exits, asbestos removal, backflow preventor	11,113.00
1b	Store/Rest Room	HS0832		preservation	428,612.00
2a	Motel	NH0833		asbestos removal, backflow preventor	11,871.00
2b	Motel	NH0833		convert to employee dorm	178,174.00
3a	Motel	NH0941		asbestos removal, backflow preventor	6,318.00
3b	Motel	NH0941		maintain	123,919.00
4a	Motel	NH0942		asbestos removal, backflow preventor	6,186.00
4b	Motel	NH0942		maintain	135,058.00
5a	Motel	NH0943		asbestos removal, backflow preventor	6,186.00
5b	Motel	NH0943		maintain	132,338.00
6.	Cabin	HS0835	A1	1 room dorm - 1 bedroom	12,145.00
7.	Cabin	HS0836	A2	1 room dorm - 1 bedroom	11,150.00
8.	Cabin	HS0837	A3	1 room dorm - 2 bedroom	11,077.00

Swiftcurrent Area (continued)					
9.	Cabin	A4	1 room dorm - 1 bedroom	HS0838	10,624.00
10.	Cabin	A5	1 room dorm - 2 bedroom	HS0839	11,313.00
11.	Cabin	A6	1 room dorm - 1 bedroom	HS0840	11,253.00
12.	Cabin	A7	1 room dorm - 2 bedroom	HS0841	12,942.00
13.	Cabin	A8	1 room dorm - 1 bedroom	HS0842	16,285.00
14.	Cabin	A9	1 room dorm - 1 bedroom	HS0843	11,247.00
15.	Guest Cabin	B1	1 unit visitor lodging - 1 bedroom	HS0844	7,040.00
16.	Guest Cabin	B2	1 unit visitor lodging - 1 bedroom	HS0845	7,152.00
17.	Guest Cabin	B4	1 unit visitor lodging - 1 bedroom	HS0847	6,788.00
18.	Guest Cabin	B6	1 unit visitor lodging - 1 bedroom	HS0849	7,474.00
19.	Guest Cabin	B8	1 unit visitor lodging - 1 bedroom	HS0851	7,558.00
20.	Guest Cabin	B9	1 unit visitor lodging - 1 bedroom	HS0852	7,807.00
21.	Guest Cabin	C1	1 unit visitor lodging - 1 bedroom	HS0853	8,791.00
22.	Guest Cabin	C2	1 unit visitor lodging - 1 bedroom	HS0854	11,379.00
23.	Guest Cabin	C3	1 unit visitor lodging - 2 bedroom	HS0855	8,267.00
24.	Guest Cabin	C4	1 unit visitor lodging - 1 bedroom	HS0856	9,223.00
25.	Guest Cabin	C5	1 unit visitor lodging - 2 bedroom	HS0857	9,057.00
26.	Guest Cabin	C6	1 unit visitor lodging - 1 bedroom	HS0858	8,737.00
27.	Guest Cabin	C7	1 unit visitor lodging - 2 bedroom	HS0859	8,849.00
28.	Guest Cabin	C8	1 unit visitor lodging - 1 bedroom	HS0860	9,152.00
29.	Guest Cabin	C9	1 unit visitor lodging - 1 bedroom	HS0861	660.00
30.	Guest Cabin	D1	1 unit visitor lodging - 1 bedroom	HS0862	8,852.00
31.	Guest Cabin	D2	1 unit visitor lodging - 1 bedroom	HS0863	8,765.00
32.	Guest Cabin	D3	1 unit visitor lodging - 2 bedroom	HS0864	10,439.00
33.	Guest Cabin	D4	1 unit visitor lodging - 1 bedroom	HS0865	10,221.00
34.	Guest Cabin	D5	1 unit visitor lodging - 2 bedroom	HS0866	9,156.00
35.	Guest Cabin	D6	1 unit visitor lodging - 1 bedroom	HS0867	8,922.00
36.	Guest Cabin	D7	1 unit visitor lodging - 2 bedroom	HS0868	8,855.00
37.	Guest Cabin	D8	1 unit visitor lodging - 1 bedroom	HS0869	9,430.00
38.	Guest Cabin	D9	1 unit visitor lodging - 1 bedroom	HS0870	9,100.00
39.	Guest Cabin	I4	1 unit visitor lodging - 1 bedroom	HS0874	9,731.00
40.	Guest Cabin	I5	1 unit visitor lodging - 1 bedroom	HS0876	17,709.00
41.	Cabin	E1	1 unit dorm - 1 bedroom	HS0880	435.00
42.	Cabin	E2	1 unit dorm - 2 bedroom	HS0881	11,385.00
43.	Cabin	E3	1 unit dorm - 2 bedroom	HS0882	7,096.00

Rehabilitation Costs Glacier Park, Inc., Improvements (continued)

Swiftcurrent Area (continued)

44.	Cabin	HS0883	E4	1 unit dorm - 2 bedroom	10,745.00
45.	Cabin	HS0884	E5	1 unit dorm - 1 bedroom	15,325.00
46.	Cabin	HS0885	E6	1 unit dorm - 2 bedroom	11,137.00
47.	Cabin	HS0886	E7	1 unit dorm - 2 bedroom	14,208.00
48.	Cabin	HS0887	E8	1 unit dorm - 2 bedroom	11,729.00
49.	Cabin	HS0888	E9	1 unit dorm - 1 bedroom	10,190.00
50.	Showers	HS0889		showers/laundry/rest rooms/linen storage	317,495.00
51.	Bathroom	NH1419		2 room employee bathroom	21,887.00
52.	Fuel Tank	FUEL01		undergrnd diesel/100 gal	6,550.00
53.	Fuel Tank	FUEL02		undergrnd tank/2000 gal	34,060.00
54.	Utilities	NHUTIL		water system	6,288.00
55.	Garbage Shed	NH0954		trash/storage	26,200.00
					<u>1,881,655.00</u>
				Subtotal	

Many Glacier Area (MG)

1.	Pump House	NH1017		water pump building (not presently used)	16,834.00
2.	Ice House	HS1024		used for vehicle storage	91,176.00
3a	Many Glacier Hotel	HS1042		annex #1	5,292,274.00
3b	Many Glacier Hotel	HS1042		lobby	3,239,461.00
3c	Many Glacier Hotel	HS1042		annex #2	3,928,399.00
3d	Many Glacier Hotel	HS1042		kitchen, dining room, shops	1,826,416.00
3e	Many Glacier Hotel	HS1042		exterior, landscaping, site work	3,505,611.00
4.	Dorm (Lower)	HS1043		coed dorm, 30 rms female/16 rms male	588,696.00
5.	Dorm (Upper)	HS1044		18 rooms	80,000.00
6.	Caretaker Cabin	HS1047		winterkeeper cabin	75,515.00
7.	Jammer Dorm	HS1048		bus driver dorm	57,470.00
8.	Gas Station	HS1420		1 room	27,818.00
9.	Fire Shed	HS1421		1 room, just east of annex	14,181.00
10.	Fuel Tank	NH0031		undergrnd tank/empty/250 gal	17,030.00
11.	Fuel Tank	NH0032		undergrnd tank/empty/250 gal	17,030.00
12.	Fuel Tank	NH0033		undergrnd tank/nolead gas/4000 gal	68,120.00
13.	Fuel Tank	NH0034		undergrnd tank/nolead gas/10000 gal	171,610.00
					<u>19,017,641.00</u>
				Subtotal	

<u>Two Medicine Area (TM)</u>			
1. Store/Dorm	HS0891	store/16 seat snack bar/dormitory	320,088.00
2. Generator Hse	NH1016	storage	29,213.00
			349,301.00
		Subtotal	
		Total Table 4	\$23,762,019.00

TABLE 5: NEW CONSTRUCTION****

<u>Apgar Area (AP)</u>				\$ 277,851.00
1.	Site Work	NC2401	protect shoreline, misc site work	<u>277,851.00</u>
<u>Lake McDonald Area (LM)</u>				
1.	Employee Housing	NC2001	addition to Stuart's Motel for dorm	842,461.00
2.	Circulation/Parking	NC2002	circulation/parking/landscaping	620,940.00
3.	New Lodge	NC2003	new visitor lodge and restaurant	5,086,940.00
4a	Concession Maintenance	NC2004	new maintenance building	217,591.00
4b	Concession Maintenance	NC2004	fire truck garage and utilities	541,030.00
5.	Miscellaneous Site Work	NC2005	miscellaneous site work items	163,750.00
6.	Revegetation	NC2007	native plant revegetation	65,500.00
7.	Primary Elec	NC2010	elec primary Apgar to Lake McDonald	<u>720,500.00</u>
			Subtotal	8,258,712.00
<u>Rising Sun Area (RS)</u>				
1a	Visitor Facility	NC2101	new motel addition	374,136.00
1b	Visitor Facility	NC2101	relocation of existing cabins	348,919.00
2.	Employee Housing	NC2102	new employee housing area	847,963.00
3.	Site Improvements	NC2103	miscellaneous site work	67,072.00
4.	Electrical Conversion	NC2104	new underground elec primary	163,750.00
5.	Visitor Cabins	NC2105	exterior repainting	29,868.00
6.	Revegetation	NC2106	native plant revegetation	52,400.00
7.	Trails	NC2107	new trail work	86,460.00
8.	Levees	NC2108	construct flood diversions	<u>245,756.00</u>
			Subtotal	2,216,324.00
<u>Many Glacier Area (MG)</u>				
1a	Dorm #1	NC2201	new dorm and recreation building	1,200,000.00
1b	Dorms #2 & #3	NC2201	two new dorms	1,813,000.00
2.	Site Work	NC2202	stabilize shore, HC ramps, parking	1,572,000.00
3.	Revegetation	NC2203	native plant revegetation	52,400.00
4.	Miscellaneous Site Work	NC2204	obliterate road/relocate trail	45,850.00
5.	Electrical Conversion	NC2205	new underground elec primary	<u>106,110.00</u>
			Subtotal	4,789,360.00

**** From Development Concept Plans.

New Construction (continued)

Swiftcurrent Area (SC)

1. Visitor Facility
2. Electrical Conversion
3. Revegetation
4. Site Improvements
5. Trails

NC2301
 NC2302
 NC2302
 NC2304
 NC2305

new visitor shower/laundry facility
 new underground elec primary
 native plant revegetation
 miscellaneous site work
 new trail work

442,387.00
 199,120.00
 8,777.00
 108,206.00
70,871.00
 829,361.00

Subtotal

Two Medicine Area (TM)

1. Site Improvements

NC2501

miscellaneous site work

66,548.00
 66,548.00

Subtotal

Total Table 5

16,438,156.00

Total Tables 3,4,5

\$48,890,118.00

APPENDIX A

CHARTS 1 AND 2 AND PARK MAP (FOLDED IN POCKET)

DATE DUE

APR 02 1992	
MAR 11 1992	

DEMCO. INC. 38-2931



3 1604 003 832 823

I 29.2: C.74

APGAR

PKG NO. 264 F

TWO MEDICINE

PKG NO. 264 G

TOTALS:

\$48,895,000

\$11,906,000

GRAND TOTAL:

\$60,801,000

Construction: \$2,034,000
Planning: \$0

API IMPROVEMENTS

DATE DUE

APR 02 1992	
MAR 11 1992	

DEMCO, INC. 38-2931

