United States Department of Agriculture
Forest Service

Humboldt-Toiyabe National Forest
Spring Mountains National Recreation Area

SNPLMA Round 16
Capital Improvement Program

Hilltop Campground Reconstruction Project

Project location
N 36° 18’ 34.9”
W 115° 36’ 39.8”

Amount Requested $5,286,300

Project Manager: Carol Hotchkiss
Email address: chotchkiss@fs.fed.us
4701 N. Torrey Pines Drive, Las Vegas, Nevada 89130
702-515-5440 office 702-515-5447 fax

Nomination reviewed and approved by: /s/ April 29, 2016

Donn Christiansen
Area Manager

Date

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Executive Summary:

The Humboldt-Toiyabe National Forest, Spring Mountains National Recreation Area is proposing to reconstruct the Hilltop Campground which is located approximately 30 miles northwest of Las Vegas, Nevada. The following are the primary objectives of this project:

- Complete a fiscally responsible campground reconstruction plan and design which will reduce long term maintenance costs and include the use of more energy efficient and long-lasting materials and fixtures where possible.
- Reconstruct the campground which currently includes 35 family camp sites.
- Replace flush toilets with vault toilets, remove and not replace shower buildings which will substantially lower the amount of water used at this facility.
- Improve drainage within the campground and channel water runoff away from camp sites.

Hilltop Campground is one of four developed campgrounds on the Spring Mountains National Recreation Area and part of the Humboldt-Toiyabe National Forest in Nevada. Reconstruction of the Hilltop Campground will bring this facility up to current standards and improve accessibility for campers with disabilities. This campground was last reconstructed in 1994, it is at the end of its design life, and the buildings, roads, camp spurs, and site furniture are deteriorating. Campsites are in high demand on the Spring Mountains NRA. Forest Service agency funds are not available for this project.

Purpose Statement:

The Humboldt-Toiyabe National Forest, Spring Mountains National Recreation Area proposes to reconstruct the Hilltop Campground.

The Forest Service will:

- Work with the Forest Service Intermountain Regional Office and Humboldt-Toiyabe National Forest Supervisor's Office to complete a campground plan and design utilizing energy efficient and longer lasting materials where possible.
- Utilize contracts to reconstruct the campground which currently includes 35 family camp sites. Road and parking spurs will also be replaced. Flush toilets will be replaced with vault toilets. An additional one or two vault toilets will be added within the campground. A shower building will be removed and not replaced.
- Install updated information boards and kiosks to provide recreational and educational information to the visiting publics. Forest Service and Reservation System websites will be updated with detailed campground and recreation information following completion of the project.
- This project will improve the experience of campers, concentrate use which in turn reduces damage to natural resources, and improves accessibility for campers with disabilities.

Where:

- Hilltop Campground is located about 30 miles from Las Vegas, Nevada. To get to Hilltop Campground take US95 North (from the intersection of Skye Canyon Parkway) out of Las Vegas (4 miles), turn left and take State Route 157 to State Route 158 (20 miles), turn right and take State Route 158 (4 miles) to Angel Peak Place. Turn right on Angel Peak Place, travel 0.1 mile to the entrance of the campground.
- Hilltop Campground lies within US Congressional District 4, State Senate District 19, and State Assembly District 36 in Clark County, Nevada.
- Hilltop Campground is only 30 miles from the 1.1 million residents of the Las Vegas metropolitan area. The other 1 million residents of Clark County Nevada are within a two hour drive to this campground.
- *Maps and photos are attached at the end of this document.*

Why:

- There is a need to reconstruct this campground to meet visitor needs and improve safety and sanitation for visitors.
- The condition of the facilities and site furniture have declined dramatically and create a safety hazard. The grills are rotted out, fire rings are in poor condition, the camp spurs are settling and moving which is creating numerous edges and tripping hazards and the

wooden tables are over 20 years old. The wood table planks are breaking and splitting and pose a hazard to visitors. This proposal will address these issues.

- The campground does not meet current accessibility standards. The proposed renovation will create sites which meet accessibility standards and provide improved accessible recreation to all visitors.

Project Deliverables

Primary Deliverables:

- Engineering report and construction documents (plans and specifications) for implementation of the campground reconstruction.
- Remove old asphalt road, camp spur and walkway and replace with new asphalt. Utilize crushed gravel surfaces in some locations where asphalt is not appropriate.
- Reconstruct parking areas, trails, and parking spurs in the campground to accommodate some RV use and meet accessibility requirements.
- Reconstruct portions of the road to address drainage issues.
- During renovation the following features will be replaced or constructed within the campground: about 40 tent pads, about 40 picnic tables, about 35 pedestal grills, about 35 fire rings, three or four new kiosks plus other related signing throughout the campground, new parking barriers or wheel stops, 400 – 500 yards of simple linear fencing, and 5 or 6 vault toilets with a locked chase for storage of supplies.
- Install information kiosks and campground signing including information on recreational opportunities in the area.

Anticipated Deliverables:

- Improve the quality of camper experience, better meet the expectations of visitors to the Spring Mountains National Recreation Area.

Standard Deliverables:

- A scope of work for contracts and/or agreements to implement project components.
- Completion of the NEPA process, meet construction standards, meet Forest Service standards for developed recreation sites.

Background:

The Hilltop Campground was built in 1933 by the Civilian Conservation Corps as part of the CCC work in the Deer Creek area of what was then part of the Dixie National Forest. The vegetation in the area is a Pinyon Pine and Juniper community with some Mountain Mahogany and occasional mature Ponderosa Pine trees.

The asphalt camp spurs, site furniture, toilet and shower buildings were last replaced in 1994. The grills and fire pits are rusting out and inoperable in some camp sites. Most of the tables and pathways leading to the sites are not accessible to wheelchairs. Asphalt roadway and camping spurs are cracking and breaking in places.

The Hilltop Campground has been maintained in a piecemeal manner for over twenty years. But it is a favorite with locals and popular because of sweeping views of the valley below from many of the campsites. The campground gets very heavy use throughout the spring to fall camping season. Thirty five family campsites comprise the campground and are set up with fixed wood plank tables, pedestal grills and fire pits on asphalt pads. The parking spurs for each site can accommodate vehicles from 20 to 40 feet in length. Many of the camp sites have block retaining walls and wood/gravel steps to address changes in elevation.

Project Timeframe:

- 2 years to complete project scoping, preliminary planning, coordination, and design
- 1 year to complete preparation, solicitation and award of contract
- 20 months for construction through full build-out, release of lien, payment of final invoice(s), and acceptance of the project as complete
- 120 days for close out with SNPLMA

Relevant Performance Measures

SNPLMA STRATEGIC PLAN GOAL 2: CONSERVE AND RESTORE THE QUALITY OF THE OUTDOOR ENVIRONMENT BY PRESERVING NATURAL AND CULTURAL RESOURCES AND ENHANCING RECREATIONAL OPPORTUNITIES.

O2 – One campground will be reconstructed including about 35 camp sites, new retaining walls, new wheel-stops, 600 – 800 yards of simple linear fencing, five or six vault toilet buildings all of which will improve access, functionality and health and safety for employees and the public, and to facilitate the integrity of resource values.

O6 - Number of New Interpretive or Education Publications, Signs, Kiosks, Displays produced - Installation of three or four new information kiosks and various campground directional signing including information on recreational opportunities in the area are part of this project.

O8 – Buildings or Facilities that Support Green Sustainable Design and Construction – Removal of three outdated toilet buildings and one outdated toilet/shower building is part of this project. Outdated buildings will be replaced with five or six new vault toilet buildings. The result will be a significant reduction in the use of water in this campground.

Implementation Process:

The Project Lead will coordinate the overall implementation of the project, track accomplishments and report out on those accomplishments.

The Forest Service Intermountain Region Facilities Design Team will coordinate design of the reconstruction project and develop construction drawings and a specifications package.

The Spring Mountains National Recreation Area staff, Forest Service Enterprise Team employees or contracted personnel will prepare NEPA documents and facilitate the NEPA process through to a decision.

The Forest Service or contracted personnel will prepare contract specifications and construction drawings.

The following is an outline of activities and timelines:

- 2 years to complete project scoping, preliminary planning, coordination, and design
- 1 year to complete preparation, solicitation and award of contract
- 20 months for construction through full build-out, release of lien, payment of final invoice(s), and acceptance of the project as complete
- 120 days for close out with SNPLMA

Level of Readiness for Implementation:

The US Forest Service will employ Forest Service Enterprise Team employees to assist the SMNRA staff with the NEPA process and decision requirements. SMNRA staff will work with the Forest Service Intermountain Region Facilities Design Team on topographic surveys, a design narrative, preliminary layout, campground design, construction documents and specification documents. Forest Service Contracting employees will work with the SMNRA and Regional Office staff to prepare contract documents.

The Forest Service Enterprise Team Program provides professional staff on short notice for projects. This allows the SMNRA to “staff up” for this project. This allows current SMNRA staff time to provide guidance and site-specific information on this construction project and perform their regular duties.

Operations and Maintenance:

The Hilltop Campground was last reconstructed in 1994. The anticipated lifecycle of this Round 16 CIP reconstruction is 25 years. Materials in the reconstruction are asphalt for roads, camp spurs and footpaths, concrete for picnic tables, and metal for pedestal grills. These are long-lasting materials for this climate.

Replacing flush toilets and showers will significantly lower water use in this campground providing the SMNRA with greatly reduced regular and long term maintenance on water

systems and plumbing fixtures in buildings. Roads, camp spurs and footpaths will be engineered so rainwater is directed away from the campground infrastructure, protecting the capital investment.

O & M is funded through appropriations and fee collections. Significantly simplified "required" maintenance will allow the Forest Service to keep all the toilet buildings open, expanding the season of use by a month in the spring and a month in the fall, allowing for more visitors and additional fee collection.

Relationship to Previous Phases and/or Anticipated Phases:

This project is not a phased project and will be completed within the 5 year time frame. The proposal dove-tails with the recently completed Spring Mountains Visitor Gateway and completes the reconstruction of the developed campgrounds on the Spring Mountains NRA. Previously approved Capital Improvement Projects that brought the SMNRA campgrounds up to date include the Fletcher View Campground, Mahogany Grove Group Campground and McWilliams Campground.

It should be noted here that the reconstruction of the Hilltop Campground will improve recreational camping opportunities in the Spring Mountains National Recreation Area and improve an area that is enjoyed by locals and visitors alike. This project would be the most recent of the following CIP projects, listed below, funded by the SNPLMA.

Priority	Project	
3-17	FS11	Fletcher View & Kyle RV Camp-Phase II
3-20	FS13	Desert View/Cold War Memorial
3-24	FS14	Upper Kyle Canyon Day Use Complex
4-24	FS17	Blue Tree/Sawmill Trail System Development
4-28	FS19	Lee Canyon Meadow Restoration
5-14	FS25	Cathedral Rock Trail, Overlook, Restroom & Parking
5-21	FS26	Cathedral Rock Picnic Area Improvements
6-4	FS28	Cathedral Rock Picnic Renovation - Phase II
6-9	FS29	Dolomite and McWilliams Campground Renovation
6-12	FS31	Kyle Canyon Campground Renovation
6-15	FS32	Mahogany Grove Campground Rehabilitation
6-17	FS33	Foxtail Group Picnic Area Rehabilitation
6-18	FS34	Desert View Overlook Rehabilitation - Phase II
11-1	FS41	Old Mill Picnic Area Reconstruction
15-8	FS44	Restoration/Repair of the Kyle Canyon Historic CCC

Proposed Project Budget
The budget for this project and funding requested is $5,286,300

Capital Improvement Project Proposal
Estimated Necessary Expenses

Project Name:	Hilltop Campground Reconstruction Project	Date:	April 29, 2016
Agency:	USDA Forest Service		
Project #:		Priority #	
Prepared by:	Carol Hotchkiss		
Phone #	702-515-5440		%

1	**Planning, Environmental Compliance & Preconstruction Engineering and Design** ***(Not to exceed 27% of total project costs)******	$744,000	14.1%
	(pre-design sketches and conceptual drawings; environmental assessment and permitting, specialist surveys/reports for archaeology, wildlife, biology, etc.; architectural and engineering analysis, design survey & field investigations; construction drawing, specifications, cost estimates, and engineering technical reports.)		
2	**Construction Contract Costs**	$3,805,300	72.0%
	(including labor, supplies & materials, construction management, etc.; sampling/testing; site restoration; and government furnished supplies and materials.		
3	**Project Equipment**	$10,000	0.2%
	(pg. 89 of the Implementation Agreement) SNPLMA funds can only be used for "project related necessary expenses" and SNPLMA can reimburse only for those equipment costs directly associated with completion of the approved project. Does not include office furnishings or equipment necessary for operations or maintenance of the project).		
4	**Travel**	$22,000	0.4%
	(including per diem where official travel status is required to carry out the project, such as to serve as COR, experts to review reports, etc.)		
5	**Official Vehicle Use**	$5,000	0.1%
	(pro rata cost for use of Official Vehicles when required to carry out the project)		
6	**Other Direct and Contracted Labor**	$0	
	Agency payroll for the Contracting Officer to do project procurements, COR Project Inspector, Section 106 Consultation, NEPA Lead, Project Manager, Project Supervisor, and subject experts to review contracted surveys, design/drawings, plans, reports, etc.; Also covered is the cost to contract for a Project Manager and/or Project Supervisor if contracted separately from other project costs.		
7	**FWS Consultation - Endangered Species Act**	$0	
8	**Federal Direct Labor** *(direct angency labor for construction, PI, CO, and COR work)*	$0	
9	**Other Necessary Expenses** (See IA Appendix B-3)	$700,000	13.2%
	Total Requested/Estimated Budget	**$5,286,300**	**100.00%**
10	**Total Estimated contributed funds**	$0	
	Total Estimated Project Value (*Requested funding plus contributed funds)*	**$5,286,300**	

General Comments:

1	Estimated costs for Planning, Conceptual Design, Environmental Compliance and Field Work/Surveys, NEPA & Pre-construction Architectural and Engineering Design Services				
	Description	**Units**	**Unit of measure**	**Unit Cost**	**Est. Cost**
Professional Contracts and Services	Contract for topographic mapping and control	1	Job	$15,000	**$15,000**
	Contract for environmental assessment and FONSI	1	Job	$50,000	**$50,000**
					$0
					$0
A&E Services	Conceptual design development (10%)	1	Job	$500,000	**$500,000**
	Engineering technical reports	1	Job	$10,000	**$10,000**
	Construction specifications	1	Job	$25,000	**$25,000**
	Construction design development	1	Job	$50,000	**$50,000**
					$0
Permitting	Building permits		ea		**$0**
	Dust Permits	1	ls	$2,000	**$2,000**
	Water rights acquisition costs		ea		**$0**
					$0
NEPA compliance	Archaeological surveys and reports	1	ls	$5,000	**$5,000**
	SHPO consultation and coordination	1	ls	$2,000	**$2,000**
	Biological/wildlife surveys and reports	1	ls	$10,000	**$10,000**
	Preparation of environmeantal assessment/FONSI	1	ls	$75,000	**$75,000**
					$0
				Estimated total	**$744,000**

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2 Estimated Costs for Construction Contracts (Agency costs)

	Description	Units	Unit of measure	Unit Cost	Est. Cost
Construction Management Contract Services	Contract for project management services (5%)	1	ea	$175,000	**$175,000**
	Contract for project inspector services (1.5%)	1	ea	$50,000	**$50,000**
	Contract for material testing services (1%)	1	ea	$35,000	**$35,000**
	Contract for construction (see estimate)	1	ea	$2,486,300	**$2,486,300**
	Contract - installation of restroom(s)	1	ea	$400,000	**$400,000**
	Contract for demolition	1	ea	$450,000	**$450,000**
	Contract design and fabrication of interpretive	6	ea	$30,000	**$180,000**
					$0
Materials and Supplies	Materials and supplies	1	ea	$25,000	**$25,000**
					$0
					$0
Miscellaneous	Federal Register notice	1	ls	$500	**$500**
	News releases	1	ls	$1,000	**$1,000**
	Signage and warning devices rental	1	ls	$2,500	**$2,500**
					$0
					$0
				Estimated total	**$3,805,300.00**

3 Estimated costs for Equipment necessary to complete the project (purchased or leased)

Lease of equipment for the period necessary to complete the project is the preferred alternative. Purchase of heavy equipment requires justification that purchase is more cost effective over leasing over the period the equipment is needed. See the Implementation Agreement for justificatio. Justification must be submitted for written approval prior to purchase of equipment.

	Description	Units	Unit of measure	Unit Cost	Est. Cost
Equipment	Case 412 excavator (lease)	8	Months	$875	**$7,000**
	Rental dump truck	8	Months	$375	**$3,000**
			ea		**$0**
			ea		**$0**
				Estimated total	**$10,000**

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4. Estimated travel (not associated with construction contract administration)					
	Identify by title/position and purpose of travel				
	Description	**Units**	**Unit of measure**	**Unit Cost**	**Est. Cost Year 1**
Government Travel	Travel *(progress review, etc.)*	1	ls	$10,000	**$10,000**
	State Office Travel to District for project oversite	30	days	$200	**$6,000**
	SNPLMA Program Coordinator travel to State Office for project oversite	30	days	$200	**$6,000**
					$0
				Estimated total	**$22,000**

5	Estimated costs for use of Government vehicles and equipment (FOR or hourly rate)				
	Description	**Units**	**Unit of measure**	**Unit Cost**	**Est. Cost**
Heavy Equipment and government vehicles	GSA Vehicles	20	Hrs/Mi	$250	**$5,000**
			Hrs		**$0**
					$0
					$0
					$0
				Estimated total	**$5,000**

9	Other Necessary Expenses				
	Includes the cost of permit fees or other cost not directly related to the execution of the project byut a necessary expense.				
	Description	**Units**	**Units of measure**	**Unit Cost**	**Est. Cost**
Administration/Overhead	SNPLMA Program Manager and SO- Budget Tracking/Accounting and Execution	1	Job	$70,000	**$70,000**
	SNPLMA Program Manager - Allocation of Transferred Funds to the Region and to the Field	1	Job	$8,000	**$8,000**
	SNPLMA Program Manager - Preparing Transfer Requests	1	Job	$11,400	**$11,400**
	SNPLMA Program Manager - Managing Allocation of Transferred Funds	1	Job	$8,000	**$8,000**
	SNPLMA Program Manager - Supervision and Oversight of SNPLMA-Funded Staff and/or Contractors	1	Job	$95,000	**$95,000**
	SNPLMA Project Manager - Preparing Quarterly Status Reports	1	Job	$7,600	**$7,600**
	Overhead A percent of Project-Related Indirect Costs for Support Based on Staff Time Spent on the Project(s), provided these expenses meet the three criteria of necessary expenses and are not covered elsewhere in the cost estimate (Examples of such indirect costs would be secretarial support, printing, copying, cost-center expenses, etc.)	1	Job	$500,000	**$500,000**
				Estimated total	**$700,000**

Capital Improvement Ranking Criteria:

1. Sustainability
    - The project will improve the scenic integrity throughout the campground by replacing aging site furniture as well as replacing the asphalt roads and parking spurs.
    - This project will replace flush toilets with vault toilets, this result in significantly lower water use and lower long term maintenance costs.
    - Shower buildings will be removed and not replaced also resulting in significantly lower water use and lower long-term maintenance costs.
    - Fencing will keep campers off steep slopes protecting the area from erosion.
    - Roads, camp spurs and footpaths will be engineered so rainwater is directed away from the campground infrastructure.
    - With this reconstruction, Hilltop Campground will continue to provide great camping opportunities to visitors to the Spring Mountains NRA for many years to come.
    - Simplifying the water system within Hilltop Campground will share the message of conserving water in our desert ecosystem.

2. Connectivity
    - This project will reconstruct the campground and make it easier for the public to use. The campground will also be useable to a wider segment of the public with features that will better accommodate families, small groups and campers with disabilities. New wayfinding maps and signs will provide information to campers so they can walk or drive to their campsite and not get lost.
    - This project will improve the conditions and recreational experience for users at this campground whose visitors come from both Southern Nevada and all over the world.
    - The redesigned campground will include updated kiosks and informational boards to provide visitors with up-to-date recreational information and opportunities in the Spring Mountains National Recreation Area.
    - This campground is in the vicinity of Mahogany Grove Group Campground, Fletcher View Campground and McWilliams Campground on the Spring Mountains National Recreation Area as well as other recreation opportunities in Southern Nevada. The Spring Mountains NRA is a “sky island” – a place with much cooler temperatures than the desert valley below and where dozens of endemic species of flora and fauna are found.
    - This project will improve the conditions and recreational experience for users at this campground. Hilltop Campground provides a focus point for users to enjoy spectacular views of the Las Vegas area.

3. Community
    - This project will involve the reconstruction of the Hilltop Campground and provide updated and improved facilities for recreational users.

- Residents of Southern Nevada are frequent visitors to this campground but the SMNRA also hosts visitors from all over the world. Word is out that there are campsites in this campground that have a great view of the famous Las Vegas Strip and sweeping views of the valleys of Southern Nevada, making this a very popular campground. For many lower income families in Las Vegas, the Spring Mountains NRA campgrounds are the only "vacation" spot they can afford. The Hispanic community makes up a significant part of SMNRA visitation.
- Community outreach and use of the media will keep the public informed about the campground renovations.
- Campground hosts are often former campers. Campground hosts
- Updated kiosks and information boards will provide up to date information about the campground and other recreational opportunities in the area to visitors at the site. Information about the cultural and natural resources of this area will be included in displays within the campground.
- Once completed, detailed information about the campground will be downloaded onto the Humboldt-Toiyabe National Forest website as well as on the National Reservation System website.

4. Operations and Maintenance
    - This project will result in lower long-term operations and maintenance costs associated with providing the camping experience to our visitors.
    - Simplified required maintenance will allow the campground to keep all the toilet buildings open and will expand the season of use by a month in the spring and a month in the fall.
    - Reconstruction of fencing around the campground will reduce safety concerns in the campground and improve and protect native vegetation communities and wildlife habitats around the campground.
    - The changes to the water system will result in significantly reduced water use in the campground as well as lower annual operation and maintenance costs for water systems which often create the bulk of maintenance work short and long term.

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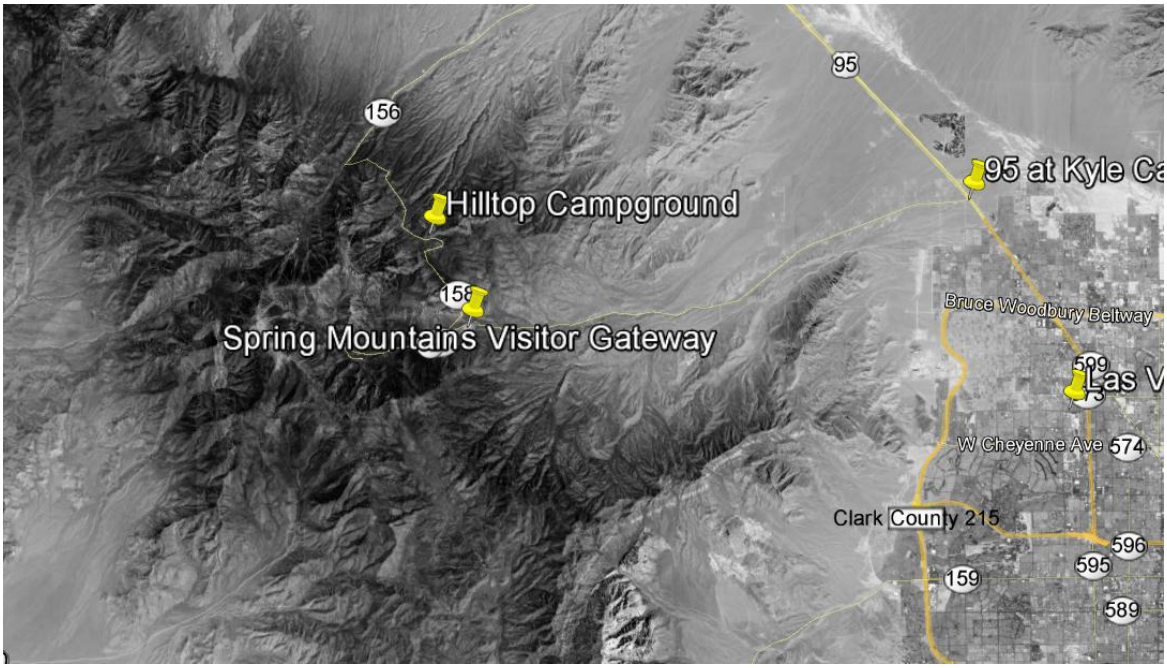
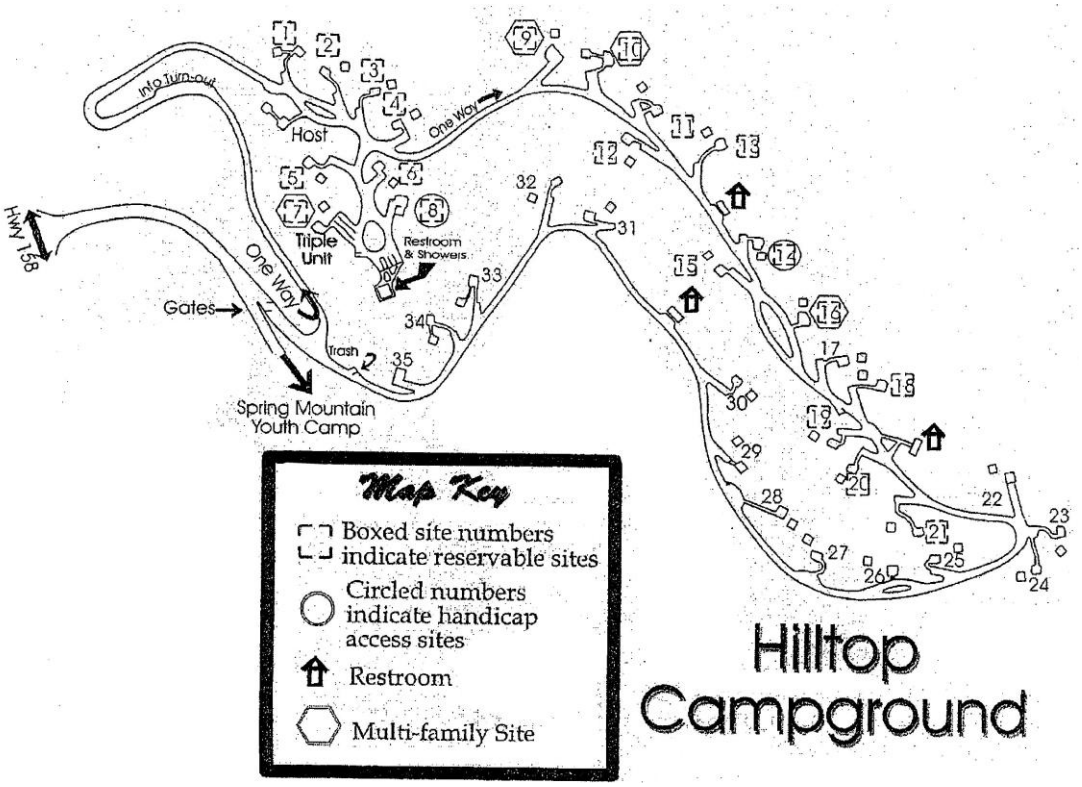


Spring Mountains National Recreation Area
Humboldt-Toiyabe National Forest Service
Las Vegas, Nevada



Current Layout of Hilltop Campground

Undercutting the road inside Hilltop Campground

Broken wheelstop and exposed rebar.

Asphalt parking pad being undercut and failing.

Old fire-ring rusting away.

Old site furniture and fire-ring that needs replacement.

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