



*Red River Valley Fair
Association*

October 25, 2021

Ms. Brandy Madrigga
Cass County Finance Director
211 9th St. S.,
Fargo, ND 58103

Dear Ms. Madrigga:

Enclosed please find the Red River Valley Fair's plan for the Cass County Campsite expansion and the cost estimate breakdown.

The current 71 sites are not enough to meet the high demand for campsites in the area; therefore, the Red River Valley Fair would like to expand its campground. The expanded campground development would serve multiple benefits to the county and region. It would provide space for 130 additional campsites and two shower- bathroom buildings. The expansion would also include two pavilions, a playground, horseshoe pits, and other amenities. Each campsite will contain full hookups which includes water, electricity, and sewer. Currently the Campground revenue is \$270,000 per season (May 15th - November 1st). It is projected with the expansion we would see an additional \$450,000 to \$600,000 per season. This would be sustainable income for the Red River Valley Fair Association. Approximately Mid-May we had to turn away 30-40 people per week that were looking for a place to camp. The expansion would allow us to better serve the people that come to Cass County for work and pleasure.

We are requesting \$3,580,000 for the additional 130 campsites. Please see breakdown in the attached spreadsheet.

On behalf of the Red River Valley Fair Association, I would like to thank the Cass County Commission in advance for their continued support of the Red River Valley Fair Association and its other entities. If you have any questions, please contact me at 701-566-1018 or cody@redrivervalleyfair.com .

Sincerely,

Cody Cashman,
Chief Executive Officer

Enclosures

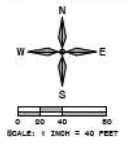
cc: Robert Rasmussen, President
Carina Emil, Vice-President
Chris Feickert Secretary/Treasurer

RRVF	QTY	\$ PER UNIT	\$ BUDGET ITEM			
8" C900 WM	4,000.00	\$ 45.00	\$ 180,000.00			
1" poly	6,500.00	\$ 20.00	\$ 130,000.00			
CS 1" Hkp Pad	130.00	\$ 700.00	\$ 91,000.00			
SS Wye Pad	130.00	\$ 350.00	\$ 45,500.00			
6" PVC SS Hkp Pad	6,500.00	\$ 30.00	\$ 195,000.00			
8" PVC SS MAIN	4,000.00	\$ 40.00	\$ 160,000.00			
10" PVC SS MAIN	2,000.00	\$ 50.00	\$ 100,000.00			
SS MH	16.00	\$ 4,500.00	\$ 72,000.00			
12" HDPE STORM	1,500.00	\$ 65.00	\$ 97,500.00			
15" HDPE STORM	1,200.00	\$ 85.00	\$ 102,000.00			
24" HDPE STORM	800.00	\$ 95.00	\$ 76,000.00			
ST MH	6.00	\$ 3,500.00	\$ 21,000.00			
ST INLETS	10.00	\$ 2,500.00	\$ 25,000.00			
SS TAP	2.00	\$ 2,500.00	\$ 5,000.00			
WM TAP	2.00	\$ 3,100.00	\$ 6,200.00			
8" GV	6.00	\$ 1,600.00	\$ 9,600.00			
6" GV	6.00	\$ 2,000.00	\$ 12,000.00			
HYDRANT	8.00	\$ 4,500.00	\$ 36,000.00			
			\$ 1,363,800.00	Underground -Water SS St Pad Hkps		\$ 1,400,000.00
AF BUDGET - 6" CONC/PADS	1.00	\$ 912,520.00	\$ 912,520.00			
10" CRUSHED CONC	3,000.00	\$ 45.00	\$ 135,000.00			
FABRIC	10,000.00	\$ 3.00	\$ 30,000.00			
SUBGRADE PREP	10,000.00	\$ 3.00	\$ 30,000.00			
EXC & GRADING	15,000.00	\$ 5.00	\$ 75,000.00			
			\$ 1,182,520.00	Concrete Pvmnt, Pad, Bath Pads		\$ 1,200,000.00
MBN 30/60/200	1.00	\$ 350,000.00	\$ 350,000.00	Each	Bathroom 40x30	1 Each
ELEC/MECH/WOOD PER SF						
MBN Design	1.00	\$ 130,000.00	\$ 130,000.00		Engineering Services	
PARSON BUDGET	1.00	\$ 500,000.00	\$ 500,000.00		Power to Pads/Street Lights	
						\$ 500,000.00
					BUDGET	\$ 3,580,000.00



MBN
 ENGINEERS
 MECHANICAL • ELECTRICAL • CIVIL
 283 7TH ST. N., SUITE 200
 FARGO, ND 58103
 PHONE: 781-478-8330
 FAX: 781-478-8340

**RED RIVER VALLEY
 FAIR ASSOCIATION**
 CAMPGROUND
 IMPROVEMENTS
 WEST FARGO, ND



SYMBOL LEGEND:

	PROPOSED PROPERTY LINE
	PROPOSED PUBLIC DIVISION LINE
	NEW CONCRETE PAVEMENT
	NEW GRAVEL
	NEW / DIMENSIONED GRADE AREA

EXISTING CAMP SITES:	71
PROPOSED CAMP SITES:	130
TOTAL CAMP SITES:	201

EXISTING SITE PLAN / PROPOSED PLAN

MBN JOB #: 21-228 DATE: 12-20-21

CO