LYMAN HERITAGE DEVELOPMENT

LYMAN, WYOMING

Myers • Anderson
WINTER 2007
Table of Contents

Preface
  • History of Experimental Farm
  • Heritage Development Overview

Introduction
  • Purpose of Master Plan

The Experimental Farm - Historic Preservation
  • Lyman Barn Historic Preservation group images
  • Description of use options

The Ponds and Nature Area - Resource Conservation
  • Educational resources
  • Recreation
  • Trails
  • Community resources

Recreation
  • Suggested recreational use of property

The Golf Course and Home Sites - Economic Development
  • Property use options: planned development
  • Golf Course Development (9 or 18 hole)
  • Potential business development
Preface

The foresight and historic challenge set forth by the Lyman Heritage Area Development Steering Committee is a tremendous tribute to the history and culture of the town, its forefathers, and the future generations of Lyman, Wyoming. Understanding the need and respect of historic, economic, environmental, and cultural preservation, as well as future building, is critical to the growth of a healthy community. The Town of Lyman and the Steering Committee's efforts in creating a "new" community asset, while at the same time, preserving a deeply rooted piece of historic property need to be commended. Not only is the Lyman Experimental Farm a beautiful piece of property, which houses a wonderful farmhouse and a spectacular barn structure as well as various outbuildings and a community picnic shelter, it is also a valued historic resource for the State of Wyoming.

When the Experimental Farm was thriving, the research conducted on the agriculture, livestock, and machinery, was a catalyst in encouraging settlers to move to Wyoming, and to establish working farms and ranches in Lyman and Uinta County. These settlers were encouraged by the factual data and shared information gathered by the Experimental Farm. The knowledge that this information was real, and solely based on the actual climate, soil, and natural environment of this specific region, created the confidence these settlers needed to persevere. They were able to visit with W.L. Quayle, Jesse Borogh, and others and ask for sincere advice on how to efficiently reap the most from their specific piece of land. They were taught how to work the land, and how to best feed their livestock for the highest yields.

The winters were long and often difficult, but as a community, they pulled together and worked hard to make Lyman what it is today.

By establishing the Lyman Heritage Area Development, the Town of Lyman and it's residents are continuing the steadfast, forward thinking that the pioneers brought with them over a century ago. This forward thinking is a clear demonstration of the commitment to the quality of life, education and planned growth of this community. This development will not only create a safe place for the community to gather, learn,
recreate, and socialize; it will offer a destination for people from around the region to come and celebrate, and enjoy the wonderful Town of Lyman. The Lyman Heritage Area Development will not only pay tribute and honor the past; it will exhibit the pride and care that the residents of Lyman have for their precious resources. It is important to create a place where children experience true community building and a heartfelt sense of place.

There are already improvements that have been made to this property. There is a picnic shelter and large paved parking lot, with paved access to a new playground and walking area. These new improvements are on the west end of the area and are buffered from the actual farm buildings by the Tree Arboretum.

This is a strong beginning and we look forward to facilitating further development for the citizens and visitors of Lyman. As further development occurs it will become even more critical that it is managed in a sensitive way, complimentary to the historic integrity of the site.

*The past is the foundation of the present, just as the present is the foundation of the future.* (Marshall Public Library Spring 2007 Newsletter) Looking back, $1.00 made by an unskilled worker in 1906 would be worth $91.40 in 2005. People of the past knew that they couldn’t pay back the past so they paid forward to help future generations. The Town of Lyman is in a position to do the same for their future generations.
The Steering Committee for this project must be acknowledged and commended for their foresight and critical thinking. Rather than allowing the Experimental Farm property to fall into useless disrepair, this committee has asked critical questions about what can be done to preserve the buildings and the property. They have listened to and have reviewed proposals with open minds and have explored numerous options. Myers Anderson Architects would like to thank the following people for their involvement, enthusiasm and for the many hours they have put into this project.

The Lyman Heritage Area Development Committee Chairs and Members (past and present):

- Mayor Ralph Bradshaw
- Mayor Andy Hewitt
- Councilman Lee Van Gieson
- Councilman Eric Quinney
- Councilman Pat Corun
- Councilman Don Nichols
- Joy Bell - Grant Administrator and Coordinator
- Lynne Buckner – Heritage Committee
- Courtney Walker – Economic Development Committee
- Dorothy James – Heritage Committee
- Charlynn Bluemel - Heritage Committee
- Patsy Rogers - Heritage Committee
- Maureen Meagler – (WWRCD) Resource Conservation Committee

Jim Toomer - Resource Conservation Committee
Annette O. France - Resource Conservation Committee
Lynn Arnell - Resource Conservation Committee
Kerri Sabey – Resource Conservation Committee
Andy Spray – Town of Lyman
Dean Stout – Town of Lyman
Cory Whiting – Town of Lyman
Bronson Berg – Town of Lyman
Kirk Heaton – Wyoming RC&D
Clint Bradshaw – Chairman Economic Development
Sam Johnson – Recreation Committee
Carolyn Bluemel – Historic Preservation
Cody Hutchinson - Recreation Committee
Lyle Heaton - Recreation Committee
Rick King

A big round of thanks to the individuals who have worked so hard to preserve and record the written, and photographic history of Lyman and the Experimental Farm property. The University of Wyoming has done a remarkable job in providing historic photographs, letters, and other documents from their archives. Some of these are included in this Master Plan.
LYMAN HERITAGE DEVELOPMENT

THE EXPERIMENTAL FARM
- Historic Farmstead / Uinta County Experimental Farm
- Wood Framed Arched Roof Dairy Barn built 1930 to be renovated into a Community Center
- Restoration of Orchard and Tree Plantings from the 1920's
- Farmhouse to serve as caretakers residence and for small gatherings
- Historic Agricultural Equipment Displays
- Play Ground and Restrooms
- Group Picnic Shelter, Play Field and Four Tennis Courts

THE POND & NATURE AREA
- Children and Disabled Friendly Pond
- Picnic Shelters, Paved Paths, Group Pavilion and Playground
- Wetland Area for Education and Wildlife Resource Conservation
- Group Picnic Shelter and Play Field
- Open Natural Area with Unpaved Path

THE GOLF COURSE
- Nine Hole, Par 36 Links Style
- Club House
- Maintenance Building / Cart Storage
- Natural, Low Maintenance Landscaping

THE HOME SITES
- Planned Building Sites
- Economic Development for Heritage Park & Town of Lyman
- Desirable Location for New Home Sites in the Bridger Area
- 24 Hour "Surveillance" of Area

Myers - Anderson
Development – Master Plan

Introduction

The purpose of this Master Plan is to provide the residents of the Town of Lyman, and the Governing Boards a detailed overview and concise explanation of the proposed Lyman Heritage Area Development. The Development Committees have been meeting for a number of years to outline and voice the needs, wants, and concerns related to this development. This Master Plan is a culmination of the notes and comments gathered by the committee during the past four years. In October 2005, a questionnaire was presented to the Mayor, the City Council, a State Representative, as well as a number of citizens to gather their comments and concerns about this proposed project.

Myers Anderson Architects, from Pocatello, Idaho, was invited to participate in these meetings in 2005, and was awarded the job to devise a Master Plan for the property restoration and development, as well as for the barn and outbuilding restoration and historic preservation. It is our goal to preserve the integrity of the history as well as the property, and to create a community space that offers something for every individual in this community. A place to dance, a place to reflect, a place to cultivate the earth, a place to chase frogs, a place to laugh, to sing, to write, to paint, to swing, to sit by the fire and listen to the fountains mixed with the sounds of crackling firewood. A place to learn and to explore, a place to teach, to cook, to play, to exercise and a place to share!

This formal Master Plan proposes the following areas be addressed:

- Historic Preservation
- Resource Conservation
- Recreation
- Economic Development

Roof of Barn at Experimental Farm 2006
Myers Anderson Architects, photograph
THE EXPERIMENTAL FARM

HISTORIC PRESERVATION  RECREATION  DISCOVERY  ECONOMIC DEVELOPMENT  COMMUNITY BUILDING

• CHILDREN AND DISABLED FRIENDLY POND
• PICNIC SHELTERS
• PAVED PATHS
• GROUP PAVILION
• WETLAND AREA FOR EDUCATION AND WILDLIFE
• PLAY GROUND
• GROUP PICNIC SHELTER AND PLAY FIELD
• OPEN NATURAL AREA WITH UNPAVED PATH

LYMAN HERITAGE AREA DEVELOPMENT
Historic Preservation

Leading the Lyman Heritage Area Development efforts is the renovation of the historic barn, farmstead, and arboretum. The Experimental Farm began in 1915, and the farm workers built the barn in 1933 and 1934 in their spare time when they were not working in the fields. The design of the barn is unique to Wyoming. The Louden Machinery Company, in Fairfield, Iowa, designed original blueprints that were modified slightly when built in Lyman. The original design called for two dormer windows on each side of the roof, as well as two cupolas on the roof that were never built. The roof design was originally called Gothic, but was later renamed Rainbow Arch, with bottom flair. The arched rafters of the 36' x 76' building were formed by soaking in the irrigation ditches until pliable, and then formed in a jig on the floor of the barn till they were dry. A great deal of ingenious thought and strong work ethics made this building the majestic, stoic structure that it is today.
The barn was the home of approximately 60 Hereford cows and was equipped with state of the art milking equipment, for that time.

Over the years the barn has been a place of interest and gathering. Back in the Roundup Days, the barn was the site of dances and gatherings with as many as 400 people attending for the festivities and the delicious BBQ's.

Photo to left: Rafters 2006

Cow at barn door  Historic Photograph
Local folks enjoying a community BBQ Lyman, WY Historic Photograph

The barn sits just off of old Lincoln Highway 30 (scenic byway), which was the first coast-to-coast road built in the United States, connecting New York to San Francisco in 1917.

In 1915 the University of Wyoming bought the farmland and operated it as an Experimental Farm, where they researched and studied various methods of farming, ranching, and feed cultivation. They studied the soils and agriculture throughout the year and determined the most efficient use of the land for their location. They shared their experience and knowledge with local ranchers and farmers to help them reap the greatest yield from their lands. This enabled the local farmers and ranchers to have success with their production of subsistence and commercial agriculture.
Development – Master Plan

Barn: The Barn will be used as a Community Civic Center for celebrations and community events. The renovation will include adding a dance floor, two ADA compliant rest rooms, a professional kitchen and a meeting room; it is important to note that the interior framework of the barn will still be visible and will not be covered with sheetrock or other insulating materials. On the exterior of the building there will be two copulas added to the roof for ventilation, and dormers, as they were part of the original barn design but were never built. An elevator will be added for access to the upper floor and will be housed within a silo. A large deck will be added to the south exterior of the building where people can gather outside and enjoy the weather and gaze at the lush landscape, the wildlife that stops to graze, and the beautiful Uinta Mountains in the distance.

Several years ago the University gave up the farm and leased out the land to various ranchers.

The Town of Lyman purchased 160 acres of the farm to protect it, as well as to restore it and make it a place where the community can once again enjoy, and gather in learning and celebration. It is with this vision the Lyman Heritage Area Development came to fruition. The historic restoration portions of the Master Plan are as follows. Each building will have a commemorative plaque describing its history and purpose.

Lyman Experimental Farm Historic Photograph

Myers Anderson Architects
1/8/2008

View from the barn 2006 Myers Anderson Architects photograph
Masonry Silo: Observation tower, climbing tower.

Machine Shed: Storage and workshop.
• **Windmill:** In the original plans for the Experimental Farm there was a windmill that was never built. There will be a windmill built and placed across the slew to the south.

• **Chicken coop:** The Chicken coop will be renovated into a museum that will house artifacts and photographs from the Experimental Farm, as well, it will become a place to showcase produce and other items that may be grown on the farm. This will be a place to preserve and view the rich history of the Experimental Farm, and a place where students and teachers can study and reflect on the history of Lyman. Perhaps it will have a staff person/demonstrator/curator to manage and lead groups through.

• **Farm equipment** will be maintained and will possibly be available for limited interaction by museum visitors. Safety and security is no.1 priority therefore access will be closely monitored. Cement slabs for equipment displays will be added to the grounds around the ‘museum.’ These slabs will be durable and easy to maintain.

• **House:** The farmhouse will be and lived in by a caretaker, or may be used as a photo gallery or a place for historic interpretation, and small gatherings.
- **Outhouse**: Ye Old Outhouse will be cleaned up and remain for interpretive purposes.

- **Stone fireplace, rock walls, fountains, etc.**: This area will be rebuilt, using original materials as well as the original design. Many of the stones from this area were gathered while T.J. Borough traveled across the state of Wyoming. The large pieces of slate were brought in from the Carter area. As well as the fireplace, there were four duck ponds, a small creek, a waterfall, cement benches and slate covered pathways.

- **The Arboretum** will be restored and an arborist will be hired to prune and identify existing trees. Some trees are still producing fruit. Additional trees will be planted to bring this area back to the original lush area it once was.

- **Orchard**: There will be benches added to the Orchard making it a more formal place of meditation. It can also be a place for weddings, photographs, and a tree farm.

- The south wall of the **Hog Shed** will be removed and that facility will be used as a “retreat” area for visiting students and groups touring the grounds. It will be a shady place for gathering.
THE POND & NATURE AREA

RESOURCES CONSERVATION  LEARNING  RECREATION  ENVIRONMENTAL PRESERVATION

- CHILDREN AND DISABLED FRIENDLY POND
- PICNIC SHELTERS
- PAVED PATHS
- GROUP PAVILION
- WETLAND AREA FOR EDUCATION AND WILDLIFE
- PLAY GROUND
- GROUP PICNIC SHELTER AND PLAY FIELD
- OPEN NATURAL AREA WITH UNPAVED PATH

LYMAN HERITAGE AREA DEVELOPMENT

Myers  ▶  Anderson
Resource Conservation

Valuing the natural environment and the actual soil on which the Experimental Farm was cultivated, tended, and grew is another critical component of this development project. This land was blessed by all who cared for it and will continue to be protected for years to come as part of the Lyman Heritage Area Development Master Plan. This land and wetlands are home to many species of animals and insects that rely on its thorough preservation. There are numerous educational opportunities on this property for young and old alike. There is also the opportunity for the community to partner with the schools in the area, as well with Wyoming Game and Fish.

- Pond and Wetlands area: This Master Plan encompasses the restoration and reworking of the ponds and wetlands area as Natural Resource Conservation for educational and environmental fieldwork, as well as for passive recreation.
  - The goals are to secure a healthy water source that will keep the pond/wetlands area full year round.
  - To create a habitat that will support the aquatic life and other wildlife and insects that depend on the ecology of this area to thrive.
  - Create a waterfall to keep water running.
  - Playground areas for recreation activities.
  - Fish and Game will restock the pond each year and will teach the caretakers (both adults as well as students) how to properly maintain the area to encourage growth and offer protection for the various species that live in and around it.
  - Fishing pond accessible to all.
  - To build a boardwalk that will enable all people to view and experience the area without damaging the environment.
  - To provide a pathway through the grassy area where people can walk or jog, ride bikes, cross country ski and not disturb the natural environment.
  - Provide picnic areas and shelters near the water for classes to meet under and a place to provide shade.
The community can enjoy the grounds and share in a community garden, a seasonal Farmer's Market and agricultural events and gatherings. Cultivating and conserving the land and the community is what the Experimental Farm exemplifies.
Recreation

One of the most important aspects of this development project is to provide ample space and adequate foundations for many different types of recreational activities that everyone in the Town of Lyman, as well as visitors to the area, can enjoy. Every aspect of the development offers the potential for hands-on activities and recreation opportunities. Fitness and wellness are paramount, and this facility would encourage people, young and old, families and groups to get out and be active. Many of these activities would be free of charge, while others would be income-generating activities.

- Nine hole golf course, PAR 36, Links Style
- Playing fields for Frisbee, soccer, touch football, group sports and activities.
- Jogging and walking trails (ADA accessible) that will extend through the park and loop back around to wetlands area.
- Cross country running
- Exercise/work-out stations strategically placed along the trails
- Fishing
- Biking
- Bird watching
- Kite flying
- Picnic areas
- Star gazing – astronomy
- Cross country skiing
- Snow shoeing
- Dancing
- Exercise classes (indoor and outdoor)
- BBQ’s
- Horseshoe pits
- Archery
- Volleyball
- Obstacle challenge course (trust building activities/group)
- Adventure challenge or 4-H type day camps (summer/weekends)
- Scouting events
- Indoor or outdoor climbing wall
- Basketball stations (hoops for one on one games, or small pick-up games)
- Additional playground equipment
- Community activities like Easter egg hunts, sleigh rides in the winter, bonfires and fireworks on New Years Eve, picnic grounds and field day activities for Fourth of July festivities, reunions, camp-outs, craft fairs, music and art festivals, Relay for Life fundraisers for breast cancer awareness, pony rides, birthday parties, outdoor movies on the side of the barn in the summer...
THE GOLF COURSE

RECREATION  PLANNED ECONOMIC DEVELOPMENT  ENVIRONMENTAL PRESERVATION

• NINE HOLE, PAR 36, LINKS STYLE
• CLUB HOUSE
• MAINTENANCE BUILDING / CART STORAGE
• NATURAL, LOW MAINTENANCE LANDSCAPING

LYMAN HERITAGE AREA DEVELOPMENT

Myers • Anderson
THE HOME SITES
COMMUNITY ECONOMIC DEVELOPMENT ENVIRONMENTAL PLANNING

- Planned building sites 1/2-3/4 acre in size
- Economic development for Heritage Park & Town of Lyman
- Resource to help fund the recreation complex
- Desirable location for new home sites in the Bridger area
- 24 hour "surveillance" of park areas
Economic Development

The Town of Lyman currently owns a 142-acre site that is in need of renovation and updating. This piece of historic property houses a variety of wonderful facilities that could bring the community and surrounding communities together. The revitalization of this property would enhance the Town of Lyman and would encourage people to come and stay a while. Their interest and participation in the activities proposed for this site, would only add to the overall economic base for the Town of Lyman, its businesses and services. The Lyman Heritage Area Development project would rescue the valuable historic gem and bring back its luster and it will be an exciting and vibrant focal point for the community.

This is a perfect opportunity for the community as a whole to pull together and help to make this project a reality. This is a chance for the business owners, the developers, and the townspeople to pool their talents and resources to create a place that will be enjoyed by all. The value of this project will be experienced repeatedly throughout time. The community spirit and pride, the partnership building, as well as the economic benefits could eventually "develop into the cornerstone for the future ideas and development of the town itself. If partnerships amongst these three entities were nurtured, the fabric of the town would take on a tighter weave. This, in turn, would allow for levels of ownership not yet attained in the community.

This level of buy-in is very necessary in order for this community to move forward."

(CDBG planning grant narrative, 6/28/05)

The Development Committee understands that in order to develop and properly maintain the Heritage Area Development project, it will require financial resources greater then the Town of Lyman has available. Two suggested development ideas for this land would be to develop a 9 or 18 hole Links Style golf course, as well as approximately 26 home sites.

- One viable suggestion for raising the funds necessary to build and maintain a golf course would be to identify a specific land area where a limited number of single-family residential house lots would be sold and developed along the golf course. The revenue generated from the sale of these designated sites would contribute to the golf course maintenance fund. This development could be coordinated and managed by the Town of Lyman, or it could be sold to a private developer. Development of this property would increase the available housing in the Bridger area, and would enhance the economic development of the Town of Lyman.

- Income generated from golf course membership fees, the cost of playing 9 or 18 holes of golf, cart rentals, and the like would also be added to the golf course maintenance fund.
Regional businesses and local organizations would hold golf tournaments as fundraisers, or as community-building activities.

There may be a need for a driving range on the golf course development property. This would be another source of income.

The Lyman Heritage Area Development project would be a tourist attraction and would attract people from outside of the Bridger Valley area.

Another suggested land-use would be the addition of playing fields for the community and local area schools to use for soccer tournaments, baseball and softball games, and the like. The addition of these groomed fields would encourage groups of all ages to participate in leagues with their work, church and neighboring communities.

Other areas of economic development would be:

- Rental fees for events and activities at the barn such as, but not limited to weddings, parties, dances, meetings, conferences, art openings, cultural events, BBQ’s, Roundups, classes, concerts, fairs, contests, plays, and auctions.
- An increased need for overnight lodging in Lyman would add to the economic base for the town.
- An increased need for restaurants and other service businesses in Lyman.

- Increased real estate development. It is important to recognize that Lyman is a bedroom community and can play a vital role of providing needed housing for people who work in surrounding towns and cities.
- Potential area business development in conjunction with this project:
  - Catering
  - Wedding / events planning
  - Musicians
  - Driving range/ miniature golf
  - Lodging
  - Dining

Rural Links Style Golf Course (Internet)
Development – Master Plan

Golf Course Home Site Development (Internet)

Practice Range (Internet)

Wedding Day (Internet)
# Master Plan Schedule

## Lyman Heritage area Development

<table>
<thead>
<tr>
<th>Item/Area</th>
<th>Proposed Date of Completion</th>
<th>Estimated Budget</th>
<th>Comments and Tasks</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Historic- The Experimental Farm</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Paths - paved and dirt/natural- Paths to connect the various areas of the property</td>
<td>2008</td>
<td></td>
<td>Will require site prep, construction.</td>
</tr>
<tr>
<td>Parking and Roads - Additional parking and roads</td>
<td>2008</td>
<td></td>
<td>Will require site prep, construction.</td>
</tr>
<tr>
<td>Tennis Courts - Four courts added near shelter</td>
<td>2008</td>
<td></td>
<td>Will require site prep, construction.</td>
</tr>
<tr>
<td>Farmhouse - Rehab Caretaker residence, showplace for historic photographs, documents, place for special meetings, or smaller gatherings, meditation/reflection</td>
<td>2008</td>
<td></td>
<td>This property to be upgraded and will continue to serve as a caretaker residence or meeting place.</td>
</tr>
<tr>
<td>Chicken Coop - Rehab and convert to a historic museum and learning center. Display showcase for historic photographs and equipment from the Experimental Farm project. Meditation/reflection</td>
<td>2008</td>
<td></td>
<td>Clean and update this facility</td>
</tr>
<tr>
<td>Hog Shed - Rehab and convert to a gathering place for field trips, shaded area for learning, breaks or hands on learning activities</td>
<td>2008</td>
<td></td>
<td>Clean and update this facility</td>
</tr>
<tr>
<td>Fireplace and walls - Rebuild this as a gathering place for educational activities, family events, reunions, scouting events</td>
<td>2008</td>
<td></td>
<td>Rebuild the fireplace and walls/ponds/fountains using as much of the original materials as possible.</td>
</tr>
<tr>
<td>Orchard - Rehab as a place for meditation/reflection, photographs, educational activities, outdoor festivals and events such as weddings, special gatherings, painting classes, music events (small scale)</td>
<td>2008</td>
<td></td>
<td>Some of the trees are producing fruit. Will need to hire an arborist to come and identify the trees, prune them and clean up the orchard. Will possibly need to plant additional trees. Will place benches for sitting.</td>
</tr>
<tr>
<td>Silo - Rehab as a climbing wall for recreation purposes</td>
<td>2008</td>
<td></td>
<td>Will require site prep, construction.</td>
</tr>
<tr>
<td><strong>Resource Conservation - The Pond and NatureArea</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking and Roads - Parking lots will provide access to the paved trails as well as the natural trails that meander around the entire development</td>
<td>2008</td>
<td></td>
<td>Will require site prep, construction.</td>
</tr>
<tr>
<td>Pavilion</td>
<td>2008</td>
<td></td>
<td>Will require site prep, construction.</td>
</tr>
<tr>
<td>Picnic Shelters</td>
<td>2008</td>
<td></td>
<td>Will require site prep, construction.</td>
</tr>
<tr>
<td>Restrooms</td>
<td>2008</td>
<td></td>
<td>Will require site prep, construction.</td>
</tr>
<tr>
<td>Path - Paved - Build paved and natural dirt paths to connect the various areas of the property</td>
<td>2008</td>
<td></td>
<td>Will require site prep, construction.</td>
</tr>
</tbody>
</table>

Total Estimated Costs $ 818,686.00

12/20/2007
Myers Anderson
<table>
<thead>
<tr>
<th>Item/Area</th>
<th>Proposed Date of Completion</th>
<th>Estimated Budget</th>
<th>Comments and Tasks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ponds and Wetlands - Place for environmental and educational learning, fishing, bird watching, nature classes for kids, decks that are ADA compliant where people can sit and view the area without damaging the natural ecosystems.</td>
<td>2008</td>
<td>$1,078,887.00</td>
<td>Need to get together with Fish and Game to determine what needs to be done to restore and enlarge this area. One critical path item is securing the water necessary to keep these ponds and wetlands full year round, to support the wildlife. There is a water treatment facility that has a pump to send the processed water back to this area, however, the pump is broken and needs to be repaired. We need to determine who will take over this task and make it operational again, and strong enough to pump enough water back to this area.</td>
</tr>
<tr>
<td>Playground - Picnic shelters, a playground and nature trails will be accessible for all to enjoy.</td>
<td>2008</td>
<td>Will require site prep, construction.</td>
<td></td>
</tr>
</tbody>
</table>

**Total Estimated Costs**

**Golf Course**

- Parking and Roads: 2009/10
- Club House: 2009/10
- Putting Green: 2009/10
- Pond: Will be used to supply some of the water necessary to maintain the grounds. 2009/10

** GPA: $7,598,399.00**

**The Home Sites**

- 26 Home Sites - The sale of this property could contribute to the funds necessary to develop and maintain the Lyman Heritage Development. The additional houses in Lyman would add to the tax base. The increase in population would require increased goods and services, entertainment, education, and employment, which would also add to the economic development of the town. 2009/10

** Estimated Overall Costs **

- Roads and Utilities: 2009/10

** Estimated Overall Costs: $10,038,196.00**

12/20/2007
Myers Anderson
## COST ESTIMATE SUMMARY

**LYMAN HERITAGE DEVELOPMENT**

<table>
<thead>
<tr>
<th>ITEM</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>UNIT COST</th>
<th>ESTIMATE</th>
<th>%TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Area SF</strong></td>
<td></td>
<td></td>
<td></td>
<td>6,325,736</td>
<td></td>
</tr>
<tr>
<td><strong>Total Area Acres</strong></td>
<td></td>
<td></td>
<td></td>
<td>145</td>
<td></td>
</tr>
</tbody>
</table>

### The Experimental Farm

<table>
<thead>
<tr>
<th>Paths</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>UNIT COST</th>
<th>ESTIMATE</th>
<th>%TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paved</td>
<td>23369 sf</td>
<td>2.6</td>
<td>$60,811</td>
<td>0.05</td>
<td>0.10</td>
</tr>
<tr>
<td>Dirt / Natural</td>
<td>22769 sf</td>
<td>1.3</td>
<td>$29,600</td>
<td>0.02</td>
<td>0.05</td>
</tr>
<tr>
<td>Parking and Roads</td>
<td>15489 sf</td>
<td>2.6</td>
<td>$40,271</td>
<td>0.03</td>
<td>0.07</td>
</tr>
<tr>
<td><strong>Tennis Courts (4 court battery)</strong></td>
<td>1 Is</td>
<td>128,236</td>
<td>$128,236</td>
<td>0.10</td>
<td>0.21</td>
</tr>
<tr>
<td><strong>REHAB FOR House, Chicken Coop and Silo</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Farm House</td>
<td>1 Is</td>
<td>50000</td>
<td>$50,000</td>
<td>0.04</td>
<td>0.08</td>
</tr>
<tr>
<td>Chicken Coop</td>
<td>1 Is</td>
<td>35000</td>
<td>$35,000</td>
<td>0.03</td>
<td>0.06</td>
</tr>
<tr>
<td>Hog Shed</td>
<td>1 Is</td>
<td>25000</td>
<td>$25,000</td>
<td>0.02</td>
<td>0.04</td>
</tr>
<tr>
<td>Silo - Climbing wall</td>
<td>1 Is</td>
<td>55000</td>
<td>$55,000</td>
<td>0.04</td>
<td>0.09</td>
</tr>
<tr>
<td>Orchards</td>
<td>1 Is</td>
<td>10000</td>
<td>$10,000</td>
<td>0.01</td>
<td>0.02</td>
</tr>
<tr>
<td>Fire place and walls</td>
<td>1 Is</td>
<td>8000</td>
<td>$8,000</td>
<td>0.01</td>
<td>0.01</td>
</tr>
<tr>
<td><strong>Heritage Area estimate subtotal</strong></td>
<td></td>
<td></td>
<td></td>
<td>$441,919</td>
<td>0.34</td>
</tr>
</tbody>
</table>

| General Conditions | | | | $44,192 | 0.03 | 0.07 |
| Overhead & Profit | | | | $44,192 | 0.03 | 0.07 |
| Contingency | | | | $44,192 | 0.03 | 0.07 |
| A & E | | | | $44,192 | 0.03 | 0.07 |
| **TOTAL FARM AREA WORK ESTIMATE** | | | | $618,666 | 0.47 | 1.00 |

### THE POND & Nature Area

<table>
<thead>
<tr>
<th>QUANTITY</th>
<th>UNIT</th>
<th>UNIT COST</th>
<th>ESTIMATE</th>
<th>%TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking and Roads</td>
<td>54814 sf</td>
<td>2.6</td>
<td>$142,516</td>
<td>0.20</td>
</tr>
<tr>
<td>Buildings</td>
<td>Pavilion</td>
<td>1624 sf</td>
<td>120</td>
<td>$194,880</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

12/21/2007 2:16 PM
# COST ESTIMATE SUMMARY

## LYMAN HERITAGE DEVELOPMENT

<table>
<thead>
<tr>
<th>Item</th>
<th>Quantity</th>
<th>Area SF</th>
<th>Area Acres</th>
<th>Cost</th>
<th>Rate</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Picnic Shelters</td>
<td>6 ea</td>
<td>12,000</td>
<td>$72,000</td>
<td>$0.10</td>
<td>0.07</td>
<td>$72,000</td>
</tr>
<tr>
<td>Restrooms</td>
<td>544 sf</td>
<td></td>
<td>$95,200</td>
<td>$0.14</td>
<td>0.09</td>
<td>$95,200</td>
</tr>
<tr>
<td>Path - paved</td>
<td>35572 sf</td>
<td>2.6</td>
<td>$92,487</td>
<td>$0.13</td>
<td>0.09</td>
<td>$92,487</td>
</tr>
<tr>
<td>Ponds</td>
<td>7570 bcy</td>
<td>15</td>
<td>$113,850</td>
<td>$0.16</td>
<td>0.11</td>
<td>$113,850</td>
</tr>
<tr>
<td>Playground</td>
<td>1 ea</td>
<td>60,000</td>
<td>$60,000</td>
<td>$0.09</td>
<td>0.06</td>
<td>$60,000</td>
</tr>
<tr>
<td>Pond work estimate subtotal</td>
<td></td>
<td></td>
<td></td>
<td>$770,634</td>
<td>1.09</td>
<td>$770,634</td>
</tr>
<tr>
<td>General Conditions</td>
<td></td>
<td></td>
<td></td>
<td>$77,063</td>
<td>0.06</td>
<td>$77,063</td>
</tr>
<tr>
<td>Overhead &amp; Profit</td>
<td></td>
<td></td>
<td></td>
<td>$77,063</td>
<td>0.06</td>
<td>$77,063</td>
</tr>
<tr>
<td>Contingency</td>
<td></td>
<td></td>
<td></td>
<td>$77,063</td>
<td>0.06</td>
<td>$77,063</td>
</tr>
<tr>
<td>A &amp; E</td>
<td></td>
<td></td>
<td></td>
<td>$77,063</td>
<td>0.06</td>
<td>$77,063</td>
</tr>
<tr>
<td><strong>TOTAL POND &amp; NATURE AREA WORK ESTIMATE</strong></td>
<td></td>
<td></td>
<td></td>
<td>$1,078,887</td>
<td>1.53</td>
<td>$1,078,887</td>
</tr>
</tbody>
</table>

| Golf Course                |          | 3,634,492 |          |      |      |            |
| Parking and Roads          | 52857 sf | 2.6     | 137,428   | $0.04| 0.02 | $77,063  |
| Buildings                  |          |         |            | $1,050,000 | 0.29 | $1,050,000 |
| Clubhouse                  | 6000 sf  | 175     | 4,200,000 | $1.16| 0.56 | $4,200,000 |
| 9-Hole Links style Golf Course | 1 ea     | 4,200,000 | 4,200,000 | $0.01| 0.01 | $4,200,000 |
| Putting Green              | 1 ea     | 40,000  | 40,000    | $0.14| 0.88 | $54,274.28 |
| Golf Course work estimate subtotal | | | | $5,427,428 | 1.49 | $5,427,428 |
| General Conditions          |          | $542,743 | 10%       | $0.41| 0.88 | $542,743  |
| Overhead & Profit           |          | $542,743 | 10%       | $0.41| 0.88 | $542,743  |
| Contingency                 |          | $542,743 | 10%       | $0.41| 0.88 | $542,743  |
| A & E                       |          | $542,743 | 10%       | $0.41| 0.88 | $542,743  |
| **TOTAL RECREATION COMPLEX WORK ESTIMATE** | | | | $7,596,399 | 2.09 | $7,596,399 |
## COST ESTIMATE SUMMARY

### LYMAN HERITAGE DEVELOPMENT

<table>
<thead>
<tr>
<th></th>
<th>Area SF</th>
<th>672,649</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>THE HOME SITES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roads and Utilities</td>
<td>1782 ft</td>
<td>280</td>
</tr>
<tr>
<td>Utility Hook-up at ea. Lot</td>
<td>26 ea</td>
<td>1200</td>
</tr>
<tr>
<td><strong>Home Sites estimate subtotal</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Conditions</td>
<td>10%</td>
<td>$53,016</td>
</tr>
<tr>
<td>Overhead &amp; Profit</td>
<td>10%</td>
<td>$53,016</td>
</tr>
<tr>
<td>Contingency</td>
<td>10%</td>
<td>$53,016</td>
</tr>
<tr>
<td>A &amp; E</td>
<td>10%</td>
<td>$53,016</td>
</tr>
<tr>
<td><strong>TOTAL HOME SITES WORK ESTIMATE</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL CONSTRUCTION WORK ESTIMATE</strong></td>
<td></td>
<td></td>
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</tbody>
</table>