

Questions and Answers

Question: Is it possible to obtain an extension of two months to the September 18 deadline to bid on the next concession contract at Kim's Marina?

Reclamation Response: The Bureau of Reclamation will not extend the bid deadline beyond September 18, 2006.

Question: In the new Yacht Basin Marina concession contract, if the concessionaire wants to sell the concession, the concessionaire and prospective buyer could ask Reclamation for a new long-term concession contract. Why is this option not included in the new Kim's Marina concession contract?

Reclamation Response: Reclamation has determined that the Yacht Basin Marina concession contract transfer process is not consistent with current policy, and therefore, we cannot consider it for new contracts. Reclamation desires the expiration of long-term contracts to occur on a regular and expected basis. The reason for this is so Reclamation can better facilitate planning activities and evaluate services being provided to better meet public demands. In addition, it helps ensure that any new contracts comply with laws, regulations, and policy developed while the existing contract is in place.

Question: With the removal of the twelve permanent trailers from the Kim's Marina concession, does Reclamation have a plan to replace the revenue lost by their removal? If Reclamation is taking away from the concession, shouldn't it be Reclamation's responsibility to make it right with the future concessionaire?

Reclamation Response: A public process will be utilized once the new contract is in place to discuss how the mobile homes will be removed and what the public would like to see in lieu of the mobile homes. Once the public process has been completed and alternative facilities or services have been identified, Reclamation will entertain discussions with the concessionaire on how best to implement the changes. We assume that any new facilities or services (in place of the mobile homes) would be revenue generating and profitable.

Question: In regards to procedures for establishing the value of a concessionaire's personal property and improvements, there is no consideration for the labor the existing concessionaire has accumulated in the building of docks. Is there no compensation for the labor incurred in the building of docks?

Reclamation Response: Reclamation is not in a position to provide an interpretation of current tax law. We suggest that you consult a qualified tax professional to determine how to best account for personal property and improvements. However, it would seem reasonable that labor would be included in calculating the actual costs for improvements.

Question: Will you be able to generate and send out companies/individuals that are on the official prospectus?

Reclamation Response: Reclamation does not release the names of companies or individuals that request or receive copies of the Prospectus.

Question: Will the current buildings that the concessions are located in be in place for the next operator?

Reclamation Response: The current buildings are authorized for the next concession contract opportunity. However, they are owned by the current concessionaire and do not automatically transfer to a successor concessionaire. The current concessionaire is not obligated to sell the buildings to a successor concessionaire and a successor concessionaire is not required to buy them.

Question: Will the docks that are pictured be left in place for the next operator? Or will they have to be purchased from the existing operator or be purchased new?

Reclamation Response: The docks are owned by the current concessionaire and do not automatically transfer to a successor concessionaire. The current concessionaire is not obligated to sell the docks to a successor concessionaire and a successor concessionaire is not required to buy them.

Question: Where is the current fuel storage located? Is it an above or below ground facility? Will the current operator need to remove this system?

Reclamation Response: The fuel storage tank is located immediately adjacent to the boat ramp on the shore above the fuel dock. It is a below ground facility that does not have to be removed at the end of the existing concession contract.

Question: If I have a question for the current operator is there any in place (i.e. contractual) that will insure they are honest with me?

Reclamation Response: The current concession contract does not address this question.

Question: What is the legal description of the property (Section, Township, Range - - section breakdown i.e. T21N R02E Sect. 21 NENENE E ½)?

Reclamation Response: Section 2, T10N, R1W, NE1/4 NW1/4 SW1/4.

Question: If there is anything that I will need to build in order to support the operations as outlined by the contract, will I be able start construction as soon as the prospectus is awarded?

Reclamation Response: *As described in the Prospectus, the next concession contract starts on January 1, 2007. The current concession contract remains in force until December 31, 2006, and the current concessionaire must agree to any activities undertaken by a successor concessionaire within the concession area before January 1, 2007.*

Question: Who owns the wave eater (wave suppressor)?

Reclamation Response: *It is jointly owned by Reclamation and the current concessionaire.*

Question: How many boat dock slips?

Reclamation Response: *175*

Question: What is the capacity of the fuel tank?

Reclamation Response: *4,000 gallons*

Question: Can the number of boat dock slips be increased?

Reclamation Response: *Yes, but with the prior written approval of Reclamation and the Corps of Engineers.*

Question: How deep is the well and is there additional storage?

Reclamation Response: *The one well is 90 feet deep, and the other is 65 feet deep. There is not an additional water storage tank.*

Question: The concession contract for Yacht Basis listed a maximum number of boat slips, but the draft concession contract for Kim's Marina lists a minimum number of boat slips; why the different approach?

Reclamation Response: *The different size of the marina areas was a consideration. The philosophy of limiting the number of slips was revisited and the decision was made to not set a maximum number, but a minimum. This will allow the concessionaire to develop proposals for expanding the number of boat slips. Reclamation retains the right to evaluate and approve all proposals.*

Question: How long is the Prospectus going to be advertised electronically or in the newspapers?

Reclamation Response: *The Prospectus will remain on the Montana Area Office website and FEDBIZOPPS until September 18, 2006. The newspaper advertisement ran for a total of three weeks with the last advertisement being on September 10, 2006.*