

Exhibit G – Concession Area Operating Plan

A. Introduction

1. This Operating Plan between XXX, (hereinafter referred to as the “Concession Contractor”) and the Bureau of Reclamation (hereinafter referred to as “Reclamation”) shall serve as a document attached to Concession Contract XXX, (hereinafter referred to as the “Contract”) and is considered a part of that Contract. The Operating Plan delineates and specifies the operating responsibilities of the Concession Contractor and Reclamation with regard to any area scheduled for new facilities or operation of existing facilities at Lake Berryessa. The operating plan will be utilized for the purposes authorized by the Contract.
2. In the event of any apparent conflict between the terms of the Contract and this Operating Plan, the terms of the Contract, including its designations and amendments, shall prevail.
3. This Operating Plan shall be the operating document for the Concession Area for the term of this Contract unless amended with Reclamation's approval. Necessary revisions shall be submitted in writing for Reclamation's review by the Concession Contractor annually due on October 1. All revisions must be approved in advance by Reclamation. Reclamation reserves the right to make periodic revisions to this Operating Plan with advance written notice to the Concession Contractor.

B. Management, Organization, and Responsibilities

1. Concession Contractor
 - a. The Concession Contractor will direct the concession operation at each site. The Concession Contractor will employ a General Manager who will work onsite to carry out the policies and directives of Reclamation as well as those of the Concession Contractor in the operation of the Required and Authorized concession facilities and services at the Concession Area. To achieve an effective working relationship between the Concession Contractor and Reclamation, the Concession Contractor shall designate the onsite General Manager and qualified alternate(s)

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who have full authority to act as a liaison in all concession matters related to the Concession Areas.

- b. The onsite General Manager or qualified alternate(s) shall be available for contact by Reclamation during the established hours of operation (duty hours), and available by telephone during off-duty hours. If for unusual circumstances the onsite General Manager/alternate will be absent from the Concession Areas for more than 24 hours, an alternate point of contact shall be established and Reclamation notified.
- c. The concession contractor will employ a staff with the expertise to operate all services required and authorized under the Contract. The Concession Contractor will hire a sufficient number of employees to ensure satisfactory services during off-season and shoulder seasons, as well as peak seasons.
- d. The Concession Contractor shall pay or cause to be paid all taxes and assessments levied or assessed upon the possession, use, or occupancy of the premises. The Concession Contractor is liable for prompt payments to all vendors and other entities for monies owed, and shall maintain its accounts in good standing.

2. Reclamation

- a. The Reclamation Area Manager is responsible for the total area operation, including the concession operations. The Area Manager carries out the policies and directives of Reclamation, including oversight of the Concession Contractor's operations. Through staff representatives, the Area Manager reviews, supervises, and coordinates concession activities at Lake Berryessa, including monitoring contract compliance.
- b. Monitoring contract compliance includes evaluating all concession operations and services and reviewing and authorizing all rates, maintenance of and improvements to facilities, and construction.
- c. The Area Manager will provide a current personnel list to the Concession Contractor with all appropriate points of contact.

C. Concession Operations (Season & Hours of Operation)

The Concession Contractor will provide the Required and Authorized Services for the area visitors with regular hours of operation approved by Reclamation. The

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following minimum hours of operation and months of operation shall remain in effect and be adhered to unless changes are requested in writing and approved by Reclamation. Hours and months of operation shown represent the posted opening and closing times for public services. The Concession Contractor is expected to provide staffing and support services beyond this schedule in order to operate and maintain the Concession Area and provide the Required and Authorized services and meet standards identified in the Contract. Reclamation may direct occasional changes to this schedule in the interest of visitor services. The Area Manager will give reasonable notice of any changes that Reclamation may initiate.

Special Note to Bidders - The following chart is representative of the type of designation that will be required for each of the five locations covered in this prospectus. Reclamation is not providing an absolute delineation for seasons and hours for each of the five locations but will closely review the proposed seasons/hours from each bidder. The operations outlined in this prospectus will certainly have a mixture of year around and seasonal types of business as well as fluctuating hours. Completion of the operating plan including seasons/hours will be a part of final negotiations and discussions in advance of signing the contract. If Reclamation and a successful bidder can't reach a mutual agreement then Reclamations decision is final. The bidder or Reclamation could make the determination to not proceed at which time Reclamation could select the next highest bidder or re-advertise the prospectus.

Table 6.g - 1: Season and Hours of Operation for Required Services

XXX Concession Area	Season/Months	Mininum Operation/Hours
Day Use	Peak Season, May 1 – Oct 31	Sun-Sat 8:00 a.m. to Dark
Day Use	Off Season, November 1 – April 30	Thurs-Sun 9 a.m. to 5 p.m.
Marina Services (boat rentals, fuel, pumpout, marina store etc.)	Peak Season, May 1 – Oct 31	Sun-Thu 7:00 a.m. to 6:00 p.m. Fri-Sat 7:00 a.m. to Dark
Marina Services (boat rentals, fuel, pumpout, marina store etc.)	Off Season, November 1 – April 30	Sun-Thu 9:00 a.m. to 4:00 p.m. Fri-Sat 9:00 a.m. to Dark
Camping, including Tent, Standard sites and Recreational Vehicle	Peak Season, May 1 – Oct 31	Check-in office staffed: Sun-Thu 8:00 a.m. to 6:00 p.m. Fri-Sat 8:00 a.m. to 10:00 p.m.
Camping, including Tent, Standard sites and Recreational Vehicle	Off Season, November 1 – April 30	Check-in office staffed: Sun- Thu 8:00 a.m. to 4:00 p.m. Fri- Sat 8:00 a.m. to 6:00 p.m.
Overnight Lodging	Peak Season, May 1 – Oct 31	Check-in office staffed: Sun-Thu 8:00 a.m. to 6:00 p.m. Fri-Sat 8:00 a.m. to 10:00 p.m.
Overnight Lodging	Off Season, November 1 – April 30	Check-in office staffed: Sun-Thu 8:00 a.m. to 4:00 p.m. Fri-Sat 8:00 a.m. to 6:00 p.m.

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** Note to bidder: Any Authorized Services bid on and included in contract will also be subject to an operating schedule.*

D. Standards of Operations

1. Concession Contractor shall manage and operate the Concession Contractor Improvements, assigned Pre-Existing Facilities, assigned Reclamation Improvements and Personal Property, Concession Area Infrastructure, utilities, accommodations, facilities, conveniences and landscaping and shall provide visitor services in accordance with the Concession Contract and this Operating Plan to such an extent and in a manner considered satisfactory by Reclamation.
2. Management and operation of the above shall conform to the evaluation standards set forth in the Contract, especially the Reclamation Concession Review Program described in Section 2.I of the Contract, the Reclamation Concession Management Guidelines Chapter 8, and this Operating Plan. The Concession Contractor must adhere to all Applicable Laws in its operation of the Concession Area, including 43 Code of Federal Regulations (C.F.R.) Part 423 Public Conduct on Bureau of Reclamation Facilities, Lands, and Bodies of Water.
3. Concession Review Program
 - a. The Concession Contractor will manage operations and services to ensure visitor safety, protection of resources, compliance with public health requirements and provide satisfactory services for the area visitors within the Concession Area. The operation of facilities and services required and authorized by the Concession Contract will conform to the evaluation standards set forth in the Concession Review Program described in Section 2.I of the Concession Contract, and the current Reclamation Concession Management Guidelines, Chapter 8.
 - b. Reclamation will conduct performance evaluations that address operations, facilities, health, safety, and all other performance requirements stipulated in the Concession Contract. The following chart sets forth the evaluation schedule. These performance evaluations will be in accordance with standards set forth in the Concession Review Program as described in Subsection D.3.a above.

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Table 6.g - 2: Evaluation Schedule

Evaluation	Operation and Facility Evaluations	Public Health Service Inspections	Safety and Environmental Evaluations	Contract Compliance
Evaluation Frequency	Semiannual	Semiannual	Annual	Annual

Additionally, at least every five years, Reclamation will conduct an external review by a team of technical specialists not employed by the office directly responsible for the oversight of the Concession Areas to determine if concession operations meet Reclamation policies, plans, and guidelines, as well as the four areas of evaluation identified for the Concession Review Program. At all times Reclamation reserves the right to inspect the site and all facilities. Reclamation shall be granted access to these locations as requested and Reclamation will seek to provide reasonable notice as appropriate.

- c. The Concession Contractor shall meet with Reclamation area officials to prioritize and schedule the correction of deficiencies and the implementation of improvement programs resulting from these inspections. The Concession Contractor shall be responsible for correcting deficiencies and developing abatement plans within the dates assigned by the Area Manager. Reclamation has final determination of dates and established time frames for correction of deficiencies. Depending upon the seriousness of any individual deficiency the Concession Contractor’s ability to operate the impacted visitor facilities may be reduced or terminated pending final corrections.
 - i. If the Concession Contractor receives an “unsatisfactory” rating in any review evaluation, the Concession Contractor shall be given a specific period of time to correct the deficiencies that were the basis for the “unsatisfactory” rating. A single critical deficiency may be sufficient to warrant an “unsatisfactory” rating.
 - ii. If the Concession Contractor fails to remedy deficiencies and, thereby, obtain a “satisfactory “ rating or better within the period of time specified in the notification, the Concession Contractor shall be considered to be in default of the Concession Contract, and the Concession Contract may be terminated at the discretion of the Secretary. Reclamation may also, at its own discretion close part or all of the Concession Contractor’s operation when necessary

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for the protection of the resources or the safety or welfare of people or property. Reclamation may also take appropriate administrative action in direct relationship to the severity or magnitude of the problem.

- iii. The Concession Contractor may appeal a review evaluation rating in writing to the Area Manager. The appeal shall present whatever supporting information the Concession Contractor feels is appropriate and necessary to substantiate its appeal. A final determination will be made by the Area Manager.
4. In addition to the standards in Sections D.1, D.2 and D.3 of this Operating Plan, the provision of Required and Authorized Services shall be in accordance with the following local standards.
 - a. **Length of Stay** – Reclamation’s Directives and Standards prohibits public overnight use such as lodging, or camping, (including the use of transient trailers or recreational vehicles or vessels), within the same Concession Area by the same individuals for more than 14 days during any period of 30 consecutive days. This 14 day limit does not pertain to Concession Contractor employees who are provided with lodging or camping facilities as a part of an employee housing agreement. Such employee housing agreements are discussed in Section F.3 below. Park models, cottages, and cabins that meet the restrictions defined in the 2005 Visitor Services Plan may but are not required to be leased on an extended basis, as defined in the 2006 ROD. The opportunity for Extended Occupancy is provided solely to increase the diversity of services and extended occupancy must not be the primary amenity of the Concession Area.
 - b. **Record of Overnight Use** – For all overnight use of the Concession Area, the Concession Contractor shall maintain a confidential ledger that records the period and length of stay, the names and other identifying information of individuals who use its sites and shall make the ledger available for inspection by Reclamation at any time.
 - c. **Watercraft Occupancy and Moorage agreements** – All vessel mooring shall be in accordance with Lake Berryessa policies, the Lake Berryessa House Boat Capacity Study, the Visitor Services Plan (2005) and the Record of Decision (2006), or its revisions and amendments. All vessels must comply with Applicable Laws regarding sanitation requirements, including those of the U.S. Coast Guard. Houseboats and Overnight Occupancy Vessels

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(OOV's) will be regulated by size, sewage and gray water holding capabilities. The Concession Contractor will issue mooring agreements or other agreements for all private houseboats and for any other vessels which will occupy a boat slip or otherwise remain on the Federal Estate for more than 14 days during any period of 30 consecutive days. Such agreements must comply with Applicable Laws and be approved by Reclamation prior to issuance. The Concession Contractor shall be responsible for ensuring that all vessels are inspected prior to launching and mooring in the marina.

- d. **Waiting List** – The Area Manager may determine parameters and stipulations on the public's use and rental of boat slips. It is traditional to permit the Concession Contractor the opportunity to provide longer term assignments/rentals of such facilities as long as the tenets of Applicable Regulations prohibiting "private exclusive use" of the Federal Estate are upheld. The Concession Contractor will ensure that a reasonable percentage of the facilities are available for use by short-term boaters. In addition, if the use demand is so high that all available long-term boat slips are full, a waiting list will be maintained by the Concession Contractor in a manner approved by Reclamation.
- e. **Term Limits for Vessels** – The Concession Contractor shall be responsible for enforcement of Reclamation's requirements for maximum term limits for vessels moored at Lake Berryessa. The Concession Contractor shall maintain sufficient records to ensure that no vessel remains longer than the term set by Reclamation and shall provide an opportunity for those on the wait list to a boat rental slip in accordance with the term limit policy.
- f. **Sale of Personal Property** – The sale of boats, houseboats, or other personal property by anyone other than the Concession Contractor is prohibited on the Federal Estate (See Reclamation Manual Directives and Standards LND 04-01, Section 4.D.19). The Concession Contractor may only sell their own personal property that they longer will use in the business and they are prohibited from selling any property belonging to customers or other members of the general public. The Concession Contractor will monitor the public's use of the Concession Area for such prohibited activities, such as the posting of "For Sale" signs, and enforce compliance with this standard.
- g. **Boat Repairs** – If specified as a Required or Authorized Service under this Concession Contract, the Concession Contractor is permitted to engage in major and/or minor dry dock repairs to its

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boats and boats owned by the public. All dry dock repairs shall be conducted in designated areas approved by Reclamation. The Concession Contractor shall not permit the public to perform any type of boat repairs within the Concession Area. The Concession Contractor is permitted to perform marine repairs and services to assist the visiting public.

5. Reservation, Deposit and Refund Policy

- a. The Concession Contractor will establish and maintain, to the satisfaction of the Area Manager, a fair, impartial, and equitable reservation system for the use of boat rental, camping, lodging, and other concession services that visitors secure in advance.
- b. A written Reservation Policy approved by Reclamation shall be in effect throughout the term of the Interim Concession Contract and shall be an attachment to the approved Operating Plan (Attachment 1)
- c. The Reservation Policy shall include standards for deposits, cancellations, and refunds that are patterned after industry or local or regional standards.
- d. The Concession Contractor may not accept reservations and associated deposits more than 1 year in advance, and the Concession Contractor should consider capacity limits when accepting any reservation.
- e. Conditions for deposit refunds or cancellation fees must be clearly stated in the Concession Contractor's rate schedule and advertising materials.
- f. Once approved by Reclamation, the policy will be communicated to the public by posting onsite, and included in hard copy brochures, electronic media and reservation confirmations.
- g. Proposed changes to the approved Reservation Policy shall be submitted in writing to Reclamation for approval prior to implementation.

6. Operating Rules and Policies.

The Concession Contractor will establish and implement Concession Area operating rules and policies for the public that are approved in advance by Reclamation. Rules and policies will be posted prominently at the

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entrance to the Concession Area and other locations accessible by the public, and copies will be made available to all visitors and customers.

7. Quiet Hours

The Concession Contractor will maintain and enforce quiet hours between the hours of 10 p.m. and 6 a.m. in the Concession Area. Boat Slip renters will be informed that quiet hours are also applicable when operating a vessel outside the Concession Area.

8. Lost And Found

The Concession Contractor will establish and provide an effective program for handling lost and found or unattended property within the Concession Area. Each found item shall be tagged, listing the item found, location found, date and time found, and who found it. The found items should be handled and disposed in accordance with 43 C.F.R. § 423.23(2) (d). The Concession Contractor shall attempt to identify the ownership of the found item and provide this information to Reclamation. Under no circumstances will Concession Contractor or Reclamation employees be permitted to keep lost and found items even after a prescribed waiting period.

9. Fuel Storage

The Concession Contractor shall be responsible for compliance with all Applicable Laws pertaining to aboveground fuel storage. The Concession Contractor must provide the Area Manager with copies of all reports and correspondence to or required by any regulatory agency pertaining to fuel storage. If any leak detection testing indicates a possible release or leak from a tank, Reclamation must be notified in writing within 24 hours; the Concession Contractor will be responsible for fulfilling all reporting, monitoring, and remediation requirements associated with a leak or release. Reclamation must approve all plans for any work involving the aboveground fuel storage tanks, tracer probes, monitoring wells, removal of contaminated soil, and ground water remediation work.

10. Advertising and Signs

- a. The Concession Contractor will be required to notify the public that they are authorized by Reclamation to conduct business on the Federal Estate. All promotional materials, regardless of media format, provided to the public by the Concession Contractor in connection with the service provided under the Contract must conform to Reclamation's Visual Identity Program (for a listing of current Visual Identity Program directives, see <http://www.usbr.gov/recman/> and enter visual identity into search)

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and be approved in writing by Reclamation. At a minimum, all such material will identify the Concession Contractor as an authorized Concession Contractor of the Department of the Interior, Bureau of Reclamation. The Concession Contractor will contact the Area Manager in advance to establish specific timeframes for each project review.

- b. Before Reclamation emblems, logo, or name is displayed in advertisements or on signs, their use must be approved by Reclamation. Outdoor signs or other forms of advertisements must not be displayed on the Federal Estate without written approval from Reclamation. The Reclamation name or logo will be obvious at the entrances to all concessions.
- c. All signs will be approved by the Area Manager and will be professionally made. The Concession Contractor must follow the general guidelines for signs as described in Reclamation's Sign Guidelines and Visual Identity Program. (See Guidelines at: <http://www.usbr.gov/pmts/planning/signguide2006.pdf>).

11. Rates and Forms of Payment

- a. Rates charged for all Required Services, Authorized Services, and goods shall be reasonable and appropriate for the type and quality of the goods and services provided and must be approved by Reclamation.
- b. The Concession Contractor shall adhere to the rate determination and approval process in Section 2.E of the Contract, and as further specified in Reclamation's Concession Management Guidelines, Chapter 7.
- c. Goods and services may not be provided to Government employees or their families without charge or at a reduced rate, except as available to the general public.
- d. Credit cards will be honored such as American Express, Visa, and Master Card. The Concession Contractor will accept debit cards at its discretion or at the direction of Area Manager.
- e. Rates confirmed by the Concession Contractor, as identified in the reservation confirmation, will be honored during the entire time of stay.

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12. Safety

- a. The Concession Contractor will comply with the applicable requirements of the Contract including but not limited to Section 2.I and Section 3, the Maintenance Plan Section 4.G and all Applicable Laws including Occupational Safety and Health Administration (OSHA) requirements, and other Federal, State, and local safety codes, statutes, and standards. The Concession Contractor shall exercise precaution for the safety of all people within its facilities at all times.
- b. The Concession Contractor must ensure that all buildings within the Concession Area meet applicable local Fire Codes and National Fire Protection Association's (NFPA) Life Safety Standards (www.nfpa.org), and that fire detection and suppression equipment is in good operating condition at all times.
- c. It is the Concession Contractor's responsibility to report all structural and wildfires in accordance with Section 3.L.5 of the Contract.
- d. All injuries sustained by visitors or employees in concession facilities and all medical emergencies must be reported to Reclamation as specified in Section 3.L.2 of the Concession Contract. Significant employee and visitor illness complaints shall be reported immediately to Reclamation so that a thorough investigation can be completed, as necessary.
- e. The Concession Contractor shall provide first-aid kits for use by employees, prominently displayed in appropriate areas.
- f. The Concession Contractor shall comply with Applicable Laws pertaining to employee training in CPR and first aid, the Concession Contractor is required to have, at a minimum, one employee certified in CPR and First Aid per work shift.

13. Sanitation

- a. The Concession Contractor is required to ensure that the concession facilities comply with Applicable Laws concerning smoking in and around public facilities.
- b. The Concession Contractor shall provide an effective system for the collection and disposal of garbage and trash within the Concession Area and shall comply with Applicable Laws

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regarding sanitation. Trash receptacles shall be conveniently located for the public and employees.

- c. The Concession Contractor shall keep the Concession Area free of foul odors, litter, debris, garbage, abandoned equipment, vehicles, furniture, and fixtures. Refuse shall be stored in receptacles that are covered, waterproof, and vermin-proof.
- d. The Concession Contractor shall provide public facilities and the services necessary for recycling aluminum, newspapers, glass, plastic, and cardboard generated within the Concession Area.

14. Resource Protection

- a. The Concession Contractor shall support Reclamations efforts to protect the resources. Any harm to or alteration of natural, paleontological, historic, or archaeological objects or structures is prohibited. The Concession Contractor shall ensure that its employees, agents, contractors and customers leave artifacts and objects in place and do not disturb archeological sites or engage in vandalism of any kind, including defacement of rocks, damage to Federal Estate, or damage to property.
- b. The Concession Contractor shall notify Reclamation as soon as possible of any violations of Applicable Laws regarding cultural or natural resources.
- c. The Concession Contractor shall restore any resources damaged by its operations. Restoration measures shall be determined and directed by Reclamation.

15. Security

The Concession Contractor must provide for the security and safety of its employees, the public, and for facility and resource protection within the Concession Area as required under the Contract Section 2.B.1.g. A minimum of one security person is required at the Concession Area on Friday and Saturday nights, and holiday weekends. All security personnel must be registered by the State of California. The number of security personnel engaged and the days and hours of duty must be sufficient to maintain order, safeguard public safety, property and the environment and ensure compliance with posted operational rules and policies. Security shall not be a secondary or collateral duty for Concession Area staff. Security personnel have no authority to take law enforcement actions or carry or use fire arms within the Concession Area. Concession Contractor personnel may request voluntary compliance with Concession Contractor

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posted operational rules and policies, and shall coordinate and cooperate with local law enforcement personnel for necessary enforcement actions.

16. Hiring

- a. The Concession Contractor will hire a sufficient number of employees to ensure satisfactory visitor services throughout the year.
- b. The Concession Contractor will establish hiring policies that will include appropriate background reviews of applicants for employment.
- c. Employees who are drivers of delivery trucks or passenger carrying vehicles shall have a valid operator's license for the size and class of vehicle being driven.
- d. Drivers shall also meet any additional State requirements established for the vehicle driven or passengers carried.
 - i. The Concession Contractor shall maintain, to the greatest extent possible, a drug-free workplace. The Concession Contractor will conduct educational programs for its employees to deter substance abuse. The Concession Contractor may require that those employees who are in safety sensitive position, such as boat captains, participate in random drug testing. Should any illegal drug use occur in the area, it must be promptly reported by the Concession Contractor to the appropriate law enforcement authority and to the Lake Berryessa Resource or Concessions Manager.
 - ii. The Concession Contractor and its employees shall not discriminate against any individual because of race, creed, sex, national origin, sexual orientation, or physical or mental handicap and shall comply with equal opportunity and accessibility standards and requirements.
- e. Reclamation Employees and Families

The Concession Contractor shall not employ in any status a Reclamation employee, spouse of a Reclamation employee, or minor children of Reclamation employees without the Area Manager's approval. Reclamation employees must submit a written request to the Area Manager requesting that their spouse or minor children be allowed to work for the Concession Contractor.

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- f. Employee Housing
 - i. Concession Contractor may provide or allow for temporary housing for concession employees in accordance with Applicable Laws, when feasible and upon approval by Reclamation. Under no circumstances will mobile homes or other trailers be permitted for permanent installation of employee housing.
 - ii. The Concession Contractor will inspect all quarters for fire and safety compliance within 30 days of initial occupancy of a residence. Fire drills will be performed in accordance with local fire codes. Employee rooms will be adequately furnished to serve the number of occupants.
 - iii. The Concession Contractor will conduct health and safety inspections in employee housing areas. The Resource Manager at Lake Berryessa is responsible for conducting periodic inspections of Concession Contractor's employee housing.
 - iv. The Concession Contractor will provide adequate cooking and food storage facilities where appropriate. Food storage facilities shall be vermin-proof.
 - v. The Concession Contractor shall provide facilities and services necessary for solid waste management and for recycling of aluminum, newspaper, glass, cardboard and other recyclables generated within employee housing areas. The Concession Contractor shall promote recycling and make it convenient for employees.

17. Training Program

- a. As required by Applicable Laws, and to meet the requirements of this Concession Contract including the Operating Plan, the Concession Contractor shall provide all required and necessary employee training and orientation, and will inform employees of the regulations and requirements that affect their employment and activities while working for the Concession Contractor.
- b. Within the first 30 days of employment, new employees will be provided an orientation to the Concession Contractor's safety plans, emergency action plan(s), site security plans, hazardous communication and spill contingency plans for fuels, oil and other

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hazardous substances, and other plans and materials relevant to the employee and the public's safety and health.

- c. The Concession Contractor will provide appropriate job training to each employee before duty assignments, including adequate hospitality training for employees who have direct visitor contact or who provide visitor information.

18. Concession Contractor Improvements

- a. Reclamation may authorize or require the Concession Contractor to construct, alter, or replace Concession Contractor Improvements and assigned Reclamation Improvements within the Concession Area only in accordance with the terms and conditions of this Contract and as necessary for the conduct, by the Concession Contractor, of Required or Authorized Services. All construction, alteration or replacement of assigned Reclamation Improvements and Concession Contractor Improvements will comply with the requirements set forth here and in Exhibit H.

19. Environmental Compliance

- a. All project decisions will be in accordance with the NEPA of 1969, as amended, the Council on Environmental Quality's (CEQ) Regulations for Implementing the Procedural Provisions of NEPA (40 C.F.R. Parts 1500-1508), and the Department of the Interior (DOI) regulations for implementation of NEPA (43 C.F.R. Part 46).
- b. Projects on Federal lands typically constitute an undertaking pursuant to Section 301 (7) of the NHPA (16 U.S.C. 470) as amended, and requires compliance with Section 106 of the NHPA. Actions involving the type of activities that have the potential to affect historic properties, pursuant to the regulations at 36 C.F.R. Part 800.3(a) (1) will require Section 106 consultation. Compliance approval will not occur until after submission of project documents. Historic compliance review and approval will require at least several weeks from date of submittal to Reclamation. Where submittal is made to the State Historic Preservation Officer or the Advisory Council on Historic Preservation, additional time will be required before approval may be given.

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After consultation with the Concession Contractor and in consideration of issues of mutual concern, this Exhibit reflects, as of its date of execution, the expectations, requirements, and commitments of the Concession Contractor and Reclamation.

Executed at _____ this _____ day
of _____ 2013.

Concession Contractor

Signature

Printed Name

Title: _____ Date: _____

Bureau of Reclamation

Signature

Printed Name

Title: Regional Director, Mid-Pacific Region Date: _____

ATTACHMENTS:

1. Reservation Policy
2. Approved Rate Schedule

Attachment 1

Bidders Note: The following is a sample policy. You may submit a draft policy somewhat different to reflect your company's approach. Bidders are encouraged to use the National Recreation Reservation Service found at www.recreation.gov. Reclamation will review your approach and make a final determination as to its appropriateness for this contract. Also as a part of the operating plan the Reservation Policy can be altered from year to year to reflect actual operating demands. All changes will also require Reclamations approval.

Reservation Policy

Reservations can be made on-line (Concession Website or website of other Reservation Service), by phone and drop in. Payments are made in advance on-line and over the phone. Cancellations must be received 72 hours or more in advance of planned arrival date to receive a refund. [Address refund policy and procedures]

Recreational Vehicle (RV) Sites - During the Summer (April 1st to October 1st) there is a 2 night minimum stay for weekend campsite reservations (3 nights over holiday weekends). There is no charge for children under the age of 12.

Rates are based on double occupancy, and do not include taxes or gratuities.

There is a limit of two vehicles and eight people for RV Campsites. All rates are subject to approval by the Bureau of Reclamation and can change at any time.

Attachment 2

Rates

Rates for all goods and services shall be reasonable and appropriate for the type and quality of the goods and services provided and must be approved by Reclamation. The rates listed below are the rates for Required and Authorized Services identified in this contract.

[Note to Bidder: The Concession Contractor will propose rates for approval by Reclamation in accord with the provisions of section 2 part E of the Concession Contract.]

Rate change requests should reflect changes in rates for comparable goods and services provided by the private sector operating in a competitive environment under similar operating conditions. Reclamation may choose to accept the Concession Contractor's proposed rates; however, if Reclamation does not accept the Concession Contractor's proposed rates, Reclamation's decision is final and non-challengeable.

(Rates shall be inserted when approved by Reclamation)