

# RECLAMATION

*Managing Water in the West*

## Summary of Lake Berryessa Community Forum Meeting

**Date:** July 21, 2015

**Time:** 6:00 pm

**Location:** Berryessa Senior Center

**Welcoming Remarks:** CCAO Deputy Area Manager Lee Mao and acting Park Manager Peter Funkhouser welcomed the Members of the Coordinating Team and the public. Lee introduced the Reclamation staff in attendance. Peter introduced members of the coordinating team. Facilitator Louis Moore presented the Agenda.

### **Status of Recreation Services:**

Lee Mao said that Lake Berryessa was not included in the recent National Monument designation and will still be managed by Reclamation. This is a potential opportunity for the community with the recognition for the area may draw more visitors to the area and they will need a places to stay such as concession facilities.

### **Preparation for Summer Operations:**

Peter Funkhouser said the lake was currently at about 403 feet elevation, compared to 411 at this time last year. Capell Cove ramp may soon be closed when above the lake level, but the parking area would remain open. A press release was made on summer and fall ranger programs including kayak trip, cleanup, and CAST. National Public Lands Day will feature Every Kid in Parks (EKIP) programs to bring 4<sup>th</sup> graders onto park lands. Camp Berryessa construction is well underway since April to build an environmental education center. Work to get a potable water well at Berryessa Point and Monticello Shores was unsuccessful. At Putah Canyon a contract is being developed for a potential well water system. Spanish Flat water system is operating with plumbing to the local water district. A request for boat launching at Spanish Flat is being processed. Steele Canyon just installed a water tank to supply water for clean-up at the new RV dump station; operation of the dump station is pending a permit from Napa County. All concession areas are otherwise in operation except for Berryessa Point and Monticello Shores. Visitation started slowly this year but June doubled visits and July 4 weekend doubled visits over the average for the last 5 years.

**Update on Long-Term Concession Planning and Prospectus:** Reclamation has continued work with consultants on site planning for five recreation areas to be managed by concession contractors. Peggi Brooks thanked members of the coordinating team for input on the designs and the Prospectus. Peggi presented a PowerPoint to review the planning process and provided an update on the Prospectus. Printed copies of the Prospectus were available on a table for review. Reclamation consultants completed a market assessment, concept plans, draft infrastructure designs, and a substantial Financial Feasibility Evaluation including costs of development. Prior versions of the concept maps and infrastructure design drawings have been updated to the 60-percent design level based on the analyses along with feedback from the public and within Reclamation. A final Financial Feasibility Evaluation was completed to help guide the details of the site plans and infrastructure plans. Costs and revenues were fine-tuned to help optimize return on investment. Especially, some excavation and grading were reduced to limit construction costs. The result is a package that is intended to be feasible and desirable for development and attractive to strong bidders. The plans call for features that are needed rather than everything that is nice to have. Selected services

were strategically adjusted from 'required' to 'authorized' to allow flexibility in business planning. Bidders would agree to provide the required facilities and services, and may propose further plans for authorized items. Development would be phased based largely on costs, revenues, and rate of return. The revised plans call for reduced quantities of required facilities and services, while allowing for additional items as authorized services to include restaurants and other opportunities as allowed by the Visitor Services Plan. Monticello Shores now has very few required services; bidders are being given the opportunity to propose an appropriate mix of required and authorized concession services. This change was made in order to avoid excess competition lake-wide from 'more of the same' type of service in such a large area. Concessions may bid for up to three sites with various combinations. Thus, as formulated, the Prospectus would encourage business creativity to best fit the site as well as suit the business. Reclamation has provided various studies and encourages bidders to do their own research as well.

The Prospectus for bidding on concession opportunities was posted on the Federal Business Opportunities (FBO) website on July 2, 2015 and bids will be accepted for 60 days through August 31, 2015. Due to recent issues with Internet security, the Reclamation website would not yet host all of the planning documents and Prospectus, but all of the information is available on the FBO site for bidders, and the Reclamation site would be updated as soon as possible. The convened panel will recommend bids to the Contracting Officer to choose. After notification of successful bids, there may yet be room for certain negotiations with the federal contracting process prior to contract award. Bids will be collected and Reclamation will set up a review team to begin evaluation in September. Questions should be formally asked in writing by July 27, and answers will hopefully be posted by August 1.

In the meantime, Reclamation is still conducting the programmatic National Environmental Policy Act (NEPA) process which began last fall for the site plans. Further review will fine-tune the analysis based on successful bids, and formal comments will be solicited on the draft NEPA document. Reclamation showed coordinating team members and the public the updated 60-percent drawings of the site plans and answered questions.

**Future meetings/Potential Topics:** Suggestions or recommendations for topics for future forum meetings should be addressed to acting Park Manager Peter Funkhouser.

**Public Comment:** [*Q: indicates a question or comment.*] Public comments were received regarding the Prospectus. Q: How would bidders know the right format? Peggi said it may involve additional work to formulate bids. Q: Would there be some sites at Steele Canyon the first year? Peggi said yes, details are shown for each site. Q: Would Steele Canyon have hookups to NBRID? Peggi said yes, including flush restrooms. Q: Would these hookups fill out the 438 equivalent dwellings for the waste water system at Berryessa Highlands? Peggi said she was setting out the basis of design report with usage information, which says what is required the first year. Q: what developments would occur? Peggi said the Prospectus provides phasing, and she can point to that in the section for each site. Q: Are hotels off the table for now? Peggi said yes, based on various studies of market feasibility, but bidders can propose future developments. Q: Are trail connections identified at the concession sites? Peggi said yes, connections to the shoreline trail are left in the plans as authorized although not expected to generate revenue. Q: What governmental agency will oversee construction? Peggi said that both Reclamation and Napa County would authorize construction by streamlined permit systems. Reclamation will review proposals under the ROD as landowner. Q: Under what circumstances would a deadline for bids be continued? Peggi said Reclamation would consider extension if justified, depending on the reasons and bids. The review team may convene for a number of weeks then report. The goal is to complete the review this year. Q: Can we get the names of people who express interest in bidding? Peggi said Reclamation reached out far and wide to many potential vendors from various sources and the public can also go online and search for potential vendors. The NPS list of concessions is available online. Reclamation is concerned about keeping the competitive edge and not releasing the list of potential vendors. Attendee lists from the site showings on July 17 and July 24 will be posted in early August. Q: When will the Markley Cove prospectus be ready?

Lee Mao said that Reclamation was working on that as fast as possible, and discussions are continuing, but details are not yet available. Q: When will construction begin on the sites? Peggi said the project is on schedule and the bid process must be completed first. Q: Can we assume bidders will do as promised? Peggi pointed out the 'lessons learned' process and vetting of bidders to show economic viability. Q: What is the initial investment at Steele Canyon? Peggi said we can help look that up in the documents if you come up afterwards. Q: If the water level stays down, the cost to fix Berryessa Point may be less because of better access and environmental review. Lee Mao said any such advantage may depend on the timeliness of the procurement processes, should Reclamation be able to obtain the funding to go forward with a contract. Q: What does your gut tell you [about the prospectus prospects]? Peggi said she was very optimistic on the Prospectus. The planning work has been much more comprehensive than anything done before, yet conservative in approach. Success depends on the varying appetite of the market including available venture capital and desired rate of return. The response so far has been encouraging. Peggi asked for help in getting the word out. Q: Like New Melones, if there is no bid, and we do an interim contract, then what? Peggi said New Melones has challenges with very low water levels however a local business stepped forward to manage the concession and is doing a good job. Peggi said we have discussed operations pending long-term contract award but need a feeling of what the concessioners would like to do to keep services running. Q: What is the total dollar amount for developments? Peggi said it is not formulated as a dollar amount, but rather the required and authorized levels of services, so developers would need the wherewithal to do what they propose. Q: Any hope for long-term rental of spaces to keep concessions open all winter? Peggi said the ROD called for changes in the business model from long-term to shorter-term uses, and we must stay within the four corners of the VSP, which means no private exclusive use. Q: As a follow-up, is there a chance to change the ROD to allow recouping investment such as with a restaurant at Steele Canyon? Peggi said that we can't depart from policy but hopefully we will get good bids and this won't be necessary. Q: If facilities at Putah Canyon are approved by Reclamation, why go to Napa County also? Peggi said Reclamation owns land as proprietor like a homeowner, rather than exclusive jurisdiction. Napa County has jurisdiction for building permits. Q: When would the next meeting be held? Q: When we have a bidder. Peggi suggested late fall after bid review is completed. Q: If close bidding at end of September then meet in early October? Lee said we have a process in place to follow. Q: What if there is only one bidder? Lee said we would still follow the process.

For questions or comments regarding Lake Berryessa, contact Park Manager, either by e-mail (pfunkhouser@usbr.gov), mail (Lake Berryessa Office, Park Manager, 5520 Knoxville RD., Napa CA 94558) or by phone (707-966-2111, ext 0).

**For additional information, please visit the Lake Berryessa website at <http://www.usbr.gov/mp/cao/berryessa> and click on "Recreation Updates" in the light-blue navigation column on the left.**