Long Term Concession Development

- Overview of Planning Process
- Description of Initial Results
- Information Stations
Planning Process

Draft Market Assessment
Draft Conceptual Design Plans
Draft Infrastructure Design
Draft Financial Feasibility Evaluation
Planning Process Overview

- Detailed Infrastructure Design & Permit Packages
- Environmental Review
- Prospektus and Award of Contracts
- Mobilization and Construction of Infrastructure/Initial Services
- Final Design of Recreation Facilities, Environmental Review & Permits
- Construction of Full Services
Market Assessment

- Stems from VSP ROD
- Assesses supply, demand and trends for recreation facilities & services
- Considered 100 mile radius, 25 counties
- Recommends facilities & services for five recreation areas – forming basis for site design
Conceptual Design Description

- Stems from Market Assessment
- Analyzes Landscape features
- Assesses Land Capabilities
- Adjusts locations, types, and quantities of facilities & services for best mix
Conceptual Design Break Down

Full range of recreation services and amenities were considered for each site

- Marinas – full or partial services
- Restaurants – full service to stand up grills
- Lodging – hotels to cabins to yurts
- Boating Services – rentals, launch ramps
- Camping – all types, group sites
- Retail – stand alone or as part of other services
- Day use – single and group sites
Infrastructure Design

• Stems from Site Plans
• Further development of utilities, roads, launch ramps and building sizes
• Provides typical architectural designs at the 30% conceptual design level
Financial Feasibility Evaluation

- Evaluates financial viability based on market assessment, conceptual and infrastructure designs

- Compares development and O&M costs vs. revenues over term of contract
Financial Feasibility Evaluation

References

• Recommends the optimum types, quantities and locations of “Required and Authorized” facilities and services

• Recommends length of term and franchise fee
Next Steps

- Detailed Infrastructure Design
- Environmental Review
- Prospectus and Award of Contracts
- Mobilization and Construction of Infrastructure/Initial Services
- Final Design of Recreation Services and Environmental Review/Permits
- Construction of Full Services
Where are we in the process?

Final Draft Planning Documents

Detailed Infrastructure Design & Permit packages

Environmental Review

Prospectus and Award of Contracts

Mobilization and Construction
Future Milestones

**Spring 2015**
- 95% Infrastructure Design
- Complete Environmental Review
- Release Prospectus

**Spring 2016**
- Award Concession Contracts
- Mobilize Construction
• Draft conceptual and infrastructure designs for 5 sites.
• Initial indication of financial viability
• Still draft, subject to change as further infrastructure design and NEPA process are completed and Financial Feasibility Evaluation is updated.
Putah Canyon Recreation Area
Putah Canyon Required Services

• Marina (216 slips)
• Floating Restaurant/Store
• Boat Launch
• Boat Rentals
• Campsites (69)

• RV Dump Station
• Lodging (6)
• Day Use (31)
• Dry Storage (30)
Putah Canyon Authorized Services

- Campsite hookups
- Boat Repair Building
- Group Day Use Area
- Playground
- Employee Housing
- Camping or Day Use in southern area
Putah Canyon Financial Analysis

- Camping: H (High)
- Lodging: M (Moderate)
- Marina/Boating: M (Moderate)
- Day Use: H (High)
- Restaurant: L (Low)
- Retail: L (Low)

- H – High
- M – Moderate
- L – Low
- N/F – Not Feasible

(Based on 30 year contract term)
Berryessa Point Recreation Area
Berryessa Point Required Services

- RV Campsites (41)
- Launch ramp
- Day Use sites (17)
- Dump Station
- Camp host site
Berryessa Point Authorized Services

- Marina with fuel
- Floating restaurant
- Retail store
- Gazebo/event area
Berryessa Point Financial Analysis

- Camping: M
- Lodging: N/F
- Boating: L
- Day Use: M
- Restaurant: N/F
- Retail: N/F

- H – High
- M – Moderate
- L – Low
- N/F – Not Feasible

(Based on 30 year contract term)
Monticello Shores Required Services

- Lodging: park models, cabins, yurts (52)
- Camping all types (163)
- Launch ramp
- Boat rentals/fuel (land-based)
- Day use (8)
- Fish cleaning
- RV Dump Station
Monticello Shores Authorized Services

- Marina (50 slips)
- Restaurant/Store
- Hike-in/boat in campsites (20)
- Floating campsites (3)
- Add hook ups to existing campsites
- Group camping area
Monticello Shores Financial Analysis

- Camping: L
- Lodging: M
- Boating: H
- Day Use: H
- Restaurant: N/F
- Retail: N/F

- H – High
- M – Moderate
- L – Low
- N/F – Not Feasible

(Based on 30 year contract term)
Spanish Flat Recreation Area
Spanish Flat Required Services

- Marina (75 slip)
- Boat rentals
- Launch Ramp
- Camping (71)
- Lodging – rustic cabins, tent cabins, yurts (10)
- Day Use (21)
- RV Dump Station
Spanish Flat Authorized Services

- Restaurant
- Add hook-ups to campsites
- Playground
Spanish Flat Financial Analysis

Camping | Lodging | Marina/Boating | Day Use | Restaurant | Retail
---|---|---|---|---|---
L | L | M | H | N/F | N/F

- **H** – High
- **M** – Moderate
- **L** – Low
- **N/F** – Not Feasible

(Based on 30 year contract term)
Steele Canyon Recreation Area
Steele Canyon Required Services

- Marina (210 slips) with fuel/pump-out
- Launch ramp, Fish Cleaning Station
- Land-based Restaurant and Store
- Boat Rentals
- Lodging: Park Models & Cabins (27)
- Camping for RV’s, Standard and Tent Sites (86)
- RV Dump Station
- Day Use and Group Area
- Playground
Steele Canyon Authorized Services

- Additional boat slips
- Multi-use center
- Floating Campsites
- Hike-in\Boat-in Campsites
Steele Canyon Financial Analysis

- **Camping**: H
- **Lodging**: H
- **Marina/Boating**: M
- **Day Use**: L
- **Restaurant**: L
- **Retail**: L

- H – High
- M – Moderate
- L – Low
- N/F – Not Feasible

Based on 30 year contract term
## Summary of Financial Projections

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Based on 30 year contract term
Questions?
Please visit the Information Stations!
Contact Lake Berryessa

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http://www.usbr.gov/mp/ccao/berryessa/
and click on “Recreation Updates” in the light-blue navigation column on the left.