

- Small Boat Rentals
- RV Sites
- Campgrounds
- Retail Facilities
- Marina Facilities
- Dry Storage Areas

With the removal of the long-term private trailers, substantial areas primarily in preferred lakeside view locations will be available for concession contractors to utilize and develop for the short-term uses identified above. It is extremely important for Offerors to evaluate the existing conditions at the location(s) they are interested in submitting a proposal(s) upon for the provision of concession contractor services.

Following is a listing of Markley Cove’s existing facilities and services provided. ***Except for Markley Cove, all other concession areas are to have all Fixed Assets and personal property removed or will be in process of facility removal.*** Please refer to Part 3 section R of this Prospectus for more information on the Markley Cove interim contract. Information on the facilities and services of past concession operations can be viewed by visiting the Lake Berryessa web site at <http://www.usbr.gov/mp/berryessa/Prospectus.html> and reviewing the extensive “Environmental Compliance and Facility Condition Assessment Report, Seven Concession Areas, Lake Berryessa, California” prepared by Kleinfelder. Further detail on each location can also be viewed at the same web site by opening the individual “Concession Rate Packages.” The occupancy percentages indicated in the following list were provided by the individual concession contractors in 2005 as part of the information requested by Reclamation for the Rate Comparability Study. The following is a summary of existing facilities at Markley Cove for use in developing proposals.

Markley Cove Facilities

- Lodging – 4-8 Park Models
- Camping (RV and/or Campground) – None
- Food & Beverage – See Retail Outlet
- Marina
 - Houseboat Rental – None
 - Infrastructure – (See “Environmental Compliance and Facility Condition Assessment Report”)
 - Motor/Ski Boat Rental – A few fishing motorboat rentals
 - Slip Rental – 256 slips for rent with 154 of them covered, 100 percent occupancy, slips/docks are 4 to 10 years old, no utilities available for slips but there is a sewage pumpout station
 - Marine Fuel – Yes
 - Marina Store – Yes
 - Dry Storage – Yes, limited
 - Launch Ramp – Yes
- Retail Outlet – Yes, a store (gifts, snacks, boating supplies)
- Infrastructure – (See “Environmental Compliance and Facility Condition Assessment Report”)
 - Water – Provide own from Lake.
 - Sewer – Ponds on the hill and pump station
 - Electricity – Commercial
 - Parking – There is a small/medium sized at the boat ramp