

APPENDIX 7.10 - CURRENT APPRAISALS

An appraisal of all concession facilities was completed by the US Government and is summarized at <http://www.usbr.gov/mp/berryessa/prospectus.html>. This is the document that Offerors should utilize in determining the approximate prices they would need to pay to the outgoing Concession Contractor at Markley Cove for concession facilities identified in the individual bids to remain and utilized in the next contract, ***additionally the new Concession Contractor will be required to improve and modify any facilities identified in their proposal as identified in this Appendix.*** Prior to expiration of the interim contract at Markley Cove the US Government will perform an Appraisal on these facilities to establish final cost the incoming Concession Contractor will pay for them. Those facilities not identified to remain must be removed by the existing Concession Contractor and there is no obligation for a new Concession Contractor to provide any compensation.

This requirement for payment does not apply to any existing Concession Contractor who is selected as the successful Offeror for the same location they currently operate.

Reclamation reserves the right to identify facilities to either remain or not remain into the next contract if the preferences of the successful Offeror either accepts or rejects certain existing facilities without proper consideration of their condition or future application for use. However, as a whole Reclamation intends to make every effort to retain or release facilities based upon the proposal of the successful Offeror(s).

**Markley Cove
Summary of Value***

Infrastructure	
Boat Launch Ramp, Primary	\$ 59,045.00
Boat Launch Ramp, Secondary	\$ 3,308.00
Roads and Parking Lots	\$ 1,219,471.00
Stairs (concrete)	\$ 87,801.00
Walkways	\$ 27,564.00
Drain Culverts 12"	\$ 5,664.00
Drain Culverts 18"	\$ 9,232.00
Drain Culverts 24"	\$ 14,660.00
Drain Culverts 6"	\$ 13,024.00
Electrical Systems (inc. streetlights)	\$ 78,401.00
Mobil Home Hook-ups	\$ 54,224.00
Pressure Line Main to Ponds 3"	\$ 9,098.00
Pressure Line Tank to Main 2.5"	\$ 67,726.00
Pressure Line Station to Station 2"	\$ 23,896.00
Gravity Line 4"	\$ 63,954.00
Pressure Line - Gas Dock to Station 2"	\$ 2,346.00
Domestic Water Main 3" - 4"	\$ 26,889.00
Domestic Water Main 1.5"	\$ 64,650.00
Domestic Water Main, Lake to Plant 2.5"	\$ 9,937.00
Dock and Fueling Improvement	
Main Access Gate	\$ 6,708.00
Access Gate	\$ 2,536.00
Chain Link Fence	\$ 4,414.00
Fuel Tank	\$ 36,634.00
Fuel Dispenser	\$ 5,278.00
Gas Dock	\$ 131,630.00
Houseboat Pump Station	\$ 8,332.00
Docks (Uni-truss/concrete/covered)	\$ 930,271.00
Docks (concrete/canvas covered)	\$ 313,260.00
Docks (Concrete uncovered)	\$ 268,923.00
Courtesy Dock	\$ -
Houseboat Mooring	\$ 151,432.00
Gangways	\$ 42,039.00
Gangway	\$ 20,173.00
Stairs	\$ 10,864.00
Swim Docks	\$ 44,170.00
Retaining Walls	\$ 819,608.00
Water and Sewage Systems	
Sewage treatment	\$ 310,105.00
Water Treatment	\$ 708,313.00
Building Improvements	
Maintenance Building on Dock	\$ 4,060.00
Store on Dock	\$ 13,863.00
Sewer Lift Shed	\$ 3,052.00
Sewer Lift Shed	\$ 5,270.00
Sewer Lift Shed	\$ 2,499.00
Water System Building	\$ 49,510.00
Store/Office w/Patio, Landscaping	\$ 696,829.00
Mobile Office	\$ 15,910.00
Shop Building	\$ 28,099.00

*Since the US Government appraisal was performed, the Markley Cove Concession Contractor has made several improvements which need to be considered for all Markley Cove area proposals and purchased if part of proposal. Offerers are encouraged to inquire during the site visit for more information regarding these improvements.

Markley Cove – Required Structural Improvements to Existing Fixed Assets

The following improvements to existing facilities at Markey Cove are required by the successful Offeror, if these faculties are utilized in their proposal.

Note: Other improvements may also be required. This list is provided as a courtesy to potential bidders based on a limited visual inspection.

Required ADA accessible improvements:

Store- The front doors need to be brought up to ADA standards. The handicap parking area and ramp at the store is not ADA compliant; they will need to be modified to meet ADA requirements.

Required Fire Compliance upgrades:

Roads: The roads at Markley are in need of repair. The Kleinfelder report states that pavement conditions for all the roads at Markley Cove are extremely poor, observing that, with the exception of a small area near the entrance, is only an inch thick with many pot holes and pop-outs. Conditions have worsened since the report was issued.

Some roads do not meet standards for Fire Suppression access. Without modifications to widened and ensure turning capability with improved radii, these roads will need to be closed.

Structural Modifications:

Retaining Walls need to be evaluated and replaced.

Architectural and Thematic Standards:

Structures will be required to be brought up to Reclamation's architectural and thematic standards per Directives and Standards 04-01 as part of there use in the Offerors proposal.