

Ashley National Forest Campground Prospectus

Questions & Answers

Version (4/16/2024)

1) In Section III, E. Bonding – The Prospectus reads that the permit holder “may be required” to provide a performance bond. As this is one of the costs that needs to be calculated in the Start-Up Expenses, Cash Flow Projection & Income Projection can you tell us whether it will be required, and the amount of the Performance Bond?

Our discussions were that a bond wouldn't be required, but the Authorized Officer could re-evaluate after the first operating season to determine if one would be. Additional bonding language is included in appendix 10, FS-2700-4h, clause III.L.

2) What are the gross sales for Firehole Canyon Campground? Our insurance company believes that there will be different rates in Wyoming than in Utah.

Firehole Canyon Campground gross revenue for 2023 was \$32,481.50. As listed in appendix 20, the 3-year average gross revenue for Firehole Canyon Campground between 2021-2023 was \$29,673.50.

3) Can you tell us who is the manufacturer of the dock systems at Hideout Boat-In, Jarvies Canyon Boat-In and Kingfisher Island Boat-In Campgrounds? We are hoping to better understand what will be required to put in and take out.

Docks are all manufactured by Meeco Sullivan except for Dutch John Draw which has a different style. Putting in the docks and pulling them out for the season is done by the Forest Service, with the help from the concessionaire. During the season the concessionaire responsibility is to adjust them as the water levels increase and decrease during the summer. Having a work barge style boat would be helpful, or a pontoon style boat capable of pushing them up as water levels rise would be recommended. As water levels drop a smaller vessel can work to make the adjustments as long as it is monitored closely. If not monitored and the dock gets beached it becomes much more difficult to move them.

Additional information is located in appendix 9, Sample Operating Plan, section 5c.

4) Regarding the construction of the host site cabin for Hideout Canyon Boat-In Campground, Appendix 20 states that “Construction timing and implementation is contingent upon completion of required clearances and contracting.” Does the FS have a rough estimate of the timing of the completion?

Hideout Host Site Cabin construction is planned for May of 2024 and is estimated to be completed by May 15th, weather depending.

5) Are concessionaires required to perform AIS inspections on watercraft? How are inspections currently handled? What locations currently have AIS inspections?

Concessionaire has no Aquatic Invasive Species (AIS) inspection requirements for public watercraft. Concession operated watercraft must meet AIS inspection requirements before launching onto the reservoir. Utah has an inspection site in Vernal, Utah on Hwy 191 and they set up their main inspection sites at Lucerne boat launch, Sheep Creek Boat launch, and Cedar Springs boat launch. When they have extra technicians available, they will set up at Mustang boat launch and occasionally at Antelope Flat boat launch. Wyoming has a permanent AIS inspection site at the entrance to Anvil Draw on Wyoming Hwy 530 and occasionally set up a technician at Buckboard boat launch. Port of entry on I80 at the Utah/Wyoming border is an inspection station.

6) How do campers currently pay for showers? Are they coin, token, card operated?

Showers are included as part of the fee for those staying in campgrounds with showers. Non campers wanting to use the showers pay fees to the hosts or pay at the fee stations. There are no coin or token operated showers utilized currently.

7) Is recycling currently offered in the permit area?

We do not currently have a recycling program in the permit areas.

8) The contact information for the Region 4 Recreation.gov Coordinator is listed as TBD in the prospectus. Has this role been filled, and does the Forest Service have name/phone/email information?

Current contact is Ilia Fiene, her email is Ilia.Fiene@usda.gov, phone is 385-405-4046.

9) There is a marina on the Flaming Gorge Reservoir – is it FS or concessionaire operated?

There are currently 3 Marina's on the Flaming Gorge Reservoir, none of which are operated by the campground concessionaire. Each marina is operated under a special use authorization with a different permit holder at each location.

10) How do campers currently pay for the dump stations? Are they credit card operated?

The current concessionaire has credit card stations or fees can be paid directly to the host or fee station depending on which site.

11) Should bidders address the proposal only to Jayson Roundy or to an additional contact?

Jayson Roundy is the primary contact.

12) Could the FS confirm whether or not there is drinking water available at Greens Lake CG? Appendix 9, 2b1. Employee Housing says there are no utilities at Greens Lake, but Appendix 20 and Recreation.gov both list drinking water at this location.

There is drinking water available at Greens Lake CG. There are no Host Site specific hookups.

13) Appendix 20 lists 2022 and 2023 fees. Can the FS provide 2024 fees as well?

There were no increases in fees from 2023 to 2024.

14) How does the current concessioner pump the floating restroom at Kingfisher Island Boat-In Campground?

The current concessionaire utilizes a pump out unit, purchased through GT. It is placed on their pontoon boat when restroom needs pumped and they dump in the Forest Service sewer lagoons. Pump out unit is available for the next concessionaire. A service provider has expressed interest in pumping of the boat in sites, but would want a guaranteed contract to set up the required equipment necessary if concessionaire has interest in doing so. Contact information is available upon request.

15) Who should the checks for the Small Business Development Center (SBDC) be written out to?

Checks for the SBDC business plan review fee of \$300 should be made payable to Northland Pioneer College, SBDC.