

NOTICE OF AVAILABILITY
FOR LEASING RECREATIONAL SITES
FROM THE WALLA WALLA DISTRICT
US ARMY CORPS OF ENGINEERS

SITES SELECTED:

Unit 1. **CHIEF TIMOTHY PARK**, ASOTIN COUNTY, WASHINGTON, ON LOWER GRANITE LOCK AND DAM LANDS.

Unit 2. **CENTRAL FERRY PARK**, WHITMAN COUNTY, WASHINGTON, ON LITTLE GOOSE LOCK AND DAM LANDS.

Unit 3. **LYONS FERRY PARK**, FRANKLIN COUNTY, WASHINGTON, ON LOWER MONUMENTAL LOCK AND DAM LANDS.

CONSISTING OF:

Unit 1. CHIEF TIMOTHY PARK

Option A. Approximately 185.27± acres of land that has been previously operated for public park and recreation purposes. The footprint of the area includes a day-use area, 66-site campground with hookups, flush restroom facilities, four-lane boat ramp, and swim beach. Or,

Option B. Approximately 197.77± acres of land that has been previously operated for public park and recreation purposes. The footprint of the area includes a day-use area, 66-site campground with hookups, flush restroom facilities, four-lane boat ramp, and swim beach. Option B adds an area containing a residence and maintenance shop facility.

Unit 2. CENTRAL FERRY PARK

Approximately 170.52± acres of land that has been previously operated for public park and recreation purposes. The footprint includes a day-use area, 62- site

campground with hookups, flush restroom facilities, four-lane boat ramp, swim beach, park residence, and maintenance shop.

Unit 3. LYONS FERRY PARK

Option A. Approximately 128.36± acres of land that has been previously operated for public park and recreation purposes. The footprint includes a day-use area, 52-site campground, flush restroom facilities, two-lane boat ramp, and swim beach. Or,

Option B. Approximately 165.13± acres of land that has been previously operated for public park and recreation purposes, The footprint includes a day-use area, 52-site campground, flush restroom facilities, two-lane boat ramp, and swim beach. Option B adds the area containing the park residences, maintenance shop, access road, and includes the Palus Burial Reinterment Site.

FOR commercial concession for park and recreation purposes.

The sites will be leased on a competitive basis to the individual or corporation presenting the best plan for operation of the park and recreation facilities to meet public demand.

The following evaluation criteria will be considered in descending order of importance:

a. Quality of plan to operate and maintain the park(s). Provide sufficient information so we may determine how the park will be operated and maintained. Identify recreation activities and/or interpretive programs to be offered to public.

b. Experience and background. Provide details of similar business experience and training, comparable work experience, experience with federal, state, and local laws necessary to manage the parks, current or previous work with the Federal Government, as well as business and personal references. If using contractors or intending to sublease, provide details of the plan.

c. Quality of proposed development. Provide information giving design, quality, and nature of development. Also provide information supporting that proposed development is of a park and recreation nature and enhances services to the public. Although engineered drawings are not required at this time, please describe planned construction, sequencing, and phasing.

d. Financial capability. Provide bank references, financial statement, and financial plan.

e. Credit and criminal background check.

f. Preference will be given to those applications to lease and operate all three parks, assuming the proposals are viable and meet the selection criteria.

Potential Lessees may request Applications for Leasing describing the sites and giving details of the lease requirements through December 20, 2002. To obtain a copy, you may telephone 509-527-7320, or send your request to:

US Army Corps of Engineers
Walla Walla District
Real Estate Division
201 North Third Avenue
Walla Walla, Washington 99362-1876

Send an e-mail to cenww-re@usace.army.mil

You may obtain an electronic version at
<http://www.nww.usace.army.mil/reports/washingtonparks/parklease.htm>

Applications must be submitted in sealed envelopes, which must be received not later than 4:00 p.m., PST, on January 24, 2003 at the address listed below:

US Army Corps of Engineers
Walla Walla District
Real Estate Division
201 North Third Avenue
Walla Walla, Washington 99362-1876