REQUEST FOR INTEREST

FRANK RUSSELL RECREATION AREA

MARK TWAIN LAKE
RALLS COUNTY, MISSOURI

The U.S. Army Corps of Engineers (USACE) is seeking Statements-of-Interest (SOI) for private party construction, operation, and maintenance of a recreational development located near the Frank Russell Recreation Area at Mark Twain Lake, in Ralls County, Missouri; as shown on the attached map labeled Exhibit B. The USACE will use the Request for Interest (RFI) process to determine existing market interest and feasibility of development.

This RFI is issued solely for information and planning purposes; it neither constitutes a Request for Proposal (RFP) or Notice of Availability (NOA), nor any promise to issue a RFP or NOA. This RFI does not require the Government to commit to a contract for any purpose. All costs associated with responding to this RFI, including market and/or feasibility studies, will be solely at the respondent's expense; the Government makes no guarantee of marketability of any submitted plan. Not responding to this RFI does not preclude participation in any future RFP or NOA, if any is issued. If an NOA or RFP is released, it will be advertised through various local, state and national publications. It is the responsibility of the potential respondents to monitor media outlets and trade publications for additional information pertaining to any future opportunities that may occur as related to this RFI. Interested parties should study the information provided herein and conceptualize what development for public recreation may be supported at the site identified to include new construction of recreation related structures. Should a NOA or RFP mature as a result of the responses to this RFI, any subsequent out-grant will be issued under the authority contained within Title 16 USC 460(d) – Concession lease authority.

1. PURPOSE

THE GOVERNMENT is seeking to determine if there is valid interest in private party construction, operation, and maintenance of a recreational development as described herein.

<u>Minimum Facilities and Services</u>

1. Resort/hotel complex with a minimum of 100 available guest rooms.
2. Casual/formal, sit-down dining restaurant accommodating hotel guests and visitors.
3. Conference and meeting facilities accommodating occupancy load of 300 individuals.

4. Boat mooring – 25 slips.

5. Paved access roads accessing facility from State Highway J.

6. Paved parking to accommodate hotel guests and visitors.

7. All planning, design, and construction of buildings shall meet the Leadership in Energy and Environmental Design (LEED) Green Building Rating System prerequisite requirements for not less than a Silver rating, pursuant to Executive Order 13423, 24 January 2007, and Executive Order 13514, 5 October 2009.

8. Expanded recreation opportunities to accommodate traditional off-season period (e.g. indoor water park, game room, spa)

- Optional facilities for consideration: two-lane boat ramp (concrete) construction, hunting/fishing/eco tourism services

- Other proposed public recreation related services and facilities as approved.

NOTE: The sale of alcoholic beverages may or may not be approved. If approved, such sales will be subject to all federal, state and local laws and restrictions, as well as stringent requirements imposed by the District Engineer.

The Government is seeking to learn if a developer exists that will bring creativity and innovation to this project. If a Developer has identified a business opportunity other than that identified by the Government in this RFI, and which the Developer believes will better meet the Government's goals and objectives as described in 'OBJECTIVES' below, and is legally feasible within existing laws and regulations, then the Developer is encouraged to propose that use in the SOI package. The Developer shall submit a detailed narrative describing the proposed project concept and/or vision, and how it addresses the Government's goals as described below. Conceptual graphics are welcome.

2. OBJECTIVES

The objectives for the potential development include the following:

- To provide enhanced recreational opportunities for the visiting public;
- To integrate successfully the development activities with cultural resources and environmental policy management requirements in support of the purposes of the lake project;
- To blend successful development activities into the remaining lake project activities and with the existing lake project architecture and surroundings;
- To maintain positive relations with the communities surrounding the property; and
- To employ the best commercial practices to the benefit of both the Government and the Developer.

3. PROPERTY CHARACTERISTICS

The area available for development is typically referred to as Frank Russell Recreation Area and is described in EXHIBIT "A" and shown in EXHIBIT "B". The concession area is approximately 467 acres, and has never been developed, to include basic infrastructure. Water, sewer and electric services are available along State Highway J. All utility infrastructure placed parallel with the proposed roadway will traverse an operational facility designated as the "Saddle Dam". Special construction considerations will be necessary during the utility placement/development phase.

The area is located on the east side of the lake, adjacent to the Frank Russell Recreation Area to the south, and the John Spalding Recreation Area to the north, and is approximately 1/2 mile west of State Highway J. The Frank Russell Recreation Area is a high density recreation area that features 65 camp sites, equestrian facilities (corral and camping), waterborne facilities, and multi-use trail. The John Spalding Recreation Area is a high density recreation area that features a day use picnic area, a four lane boat ramp with associated parking facilities, a beach with associated shower house, and a multi-use trail. During periods of drought, shallow water may limit the types of boats able to use the harbors and the type of docks used in the harbors within the potential development area. The attached topographic information, shown in EXHIBIT "C", is good as of the date of the development of the map, and does not reflect possible changed conditions. The Government is not liable for possible changed conditions in the harbor vicinity.

Mark Twain Lake's primary mission is flood damage reduction. As a result, the pool elevation can fluctuate 50 feet, ranging from 592.0 to 642.0 N.G.V.D. Since Mark Twain Lake was put into operation in 1984, water levels have risen to 630.0' NGVD 9 times and above 636.0' NGVD only five. **Lake elevations can raise rapidly during periods of heavy precipitation.** Please note that past history is not necessarily a good predictor of future water levels. Interested parties are advised that **Flood Control Operations may impact boat docking facility operations.** Nothing stated or implied in this section relieves interested parties of the obligation to inspect the site nor warrants or guarantees any adverse future condition due to flood control operation. No buildings or storage structures shall be constructed below an elevation of 642.0' N.G.V.D.

4. GENERAL LEASE TERMS AND CONDITIONS

Lease Form. A sample lease is available upon request and includes, but is not limited to the following:

1. Lease Term. The lease may be granted for a term commensurate with the proposed development of the successful bidder, to allow the lessee to obtain a return on the investment and make a reasonable profit.

2. Consideration. The annual rental for this lease consists of a percentage of Gross Receipts to be calculated in accordance with Condition 2. CONSIDERATION, of the lease as detailed in the following table.

GROSS RECEIPTS (GR)	% RENT
Under $50,000	2.0%
$50,000-$200,000	2.1%
$200,001-$400,000	2.2%
$400,001-$600,000	2.3%
$600,001-$800,000	2.4%
$800,001-$1,000,000	2.5%
$1,000,001-$1,200,000	2.6%
$1,200,001-$1,400,000	2.7%
$1,400,001-$1,600,000	2.8%
$1,600,001-$1,800,000	2.9%
$1,800,001-$2,000,000	3.0%
$2,000,001-$2,200,000	3.1%
$2,200,001-$2,400,000	3.2%
$2,400,001-$2,600,000	3.3%
$2,600,001-$2,800,000	3.4%
$2,800,001-$3,000,000	3.5%
$3,000,001-$3,200,000	3.6%
$3,200,001-$3,400,000	3.7%
$3,400,001-$3,600,000	3.8%
$3,600,001-$3,800,000	3.9%
$3,800,001-$4,000,000	4.0%
$4,000,001-$4,200,000	4.1%
$4,200,001-$4,400,000	4.2%
$4,400,001-$4,600,000	4.3%
$4,600,001-$4,800,000	4.4%
$4,800,001-$5,000,000	4.5%
$5,000,001 and above	4.6%

3. Rates and Prices. Rates and prices charged at the location must be reasonable and comparable to rates charge for similar goods and service by others in the area.

4. Indemnity. The United States is not responsible for damages or injuries arising from the use of the property.

5. Non-Discrimination. Non-discrimination and Civil Rights assurances are required.

6. Prohibited Uses. The lease contains a provision which includes limitations on alcohol and gambling on Government property.

7. Minimum Wage. The lease is subject to Executive Order 13658 and required minimum wage stipulations.

5. RFI SUBMITTAL REQUIREMENTS

Entities submitting a response to this RFI should do so in the form of a statement of interest (SOI) containing the following information, as appropriate:

Entity: Name and general description of the entity submitting the SOI.

Contact Information: Name, mailing address, telephone number, facsimile number, and e-mail address of the entity's primary contact.

Project Description: Proposed project description including rough order of magnitude (ROM) cost estimates (to include potential pricing structure and length of time required to recoup investment), schedules, public involvement, and any other information that would be useful in determining the feasibility of development. Include conceptual development plans that detail the proposed additions and enhancements of the existing infrastructure. Include in your conceptual development plan the operation and maintenance plan for the proposed development, including infrastructure. Summarize any factors that would positively or negatively affect efforts to develop the proposed project. The typical lease term granted under the leasing authority for commercial concession development is a maximum of 25 years with potential renewal options up to 15 and 10 years.

Included in the SOI should be the proposed lease term length and justification thereof.

Participant Roles: The proposed roles that the entity and any other project participants might play in the development, operation, and maintenance of the proposed project.

Public Interest: A brief description of how the project is in the public interest.

Feasibility: A brief description of the entity's methods and justification supporting the feasibility of the submitted project.

Other Information: A brief description of any other information that would be useful in evaluating the SOI.

6. SOI SUBMITTAL PROCESS

ACCEPTANCE OF STATEMENT OF INTEREST (SOI) - The right is reserved, as the interest of the **GOVERNMENT** may require, to reject any or all submissions and to waive any nonmaterial informality or irregularity in the responses received.

ADDITIONAL COPIES OF RFI - Respondents may secure additional copies of the RFI documents from the U.S. Army Corps of Engineers, St. Louis District, by e-mailing:

Ms. Lynn Hoerner
melissa.l.hoerner@usace.army.mil

RFI ENVELOPE IDENTIFICATION – Entities shall submit their response in a sealed envelope which shall be clearly labeled with the organization/individual name and address. Respondents are requested to indicate in the LOWER LEFT HAND CORNER OF THEIR ENVELOPE: RFI TITLE AND DATE THE SOI IS DUE.

WITHDRAWAL OF RFI - Respondents may withdraw their SOI at any time prior to the RFI closing time by email, fax, or written request. Negligence on the part of the Respondent in preparing an SOI confers no right of withdrawal or modification of an SOI after it has been opened. No response will be considered which has been received after the closing time specified in the RFI document.

SIGNATURES - Each SOI must be signed by the Respondent with its usual signature. SOI by partnerships must be signed with the partnership name by one of the members of the partnership, or by an authorized representative, followed by the signature and title of the person signing. SOI by corporations must be signed with the name of the corporation, followed by the signature and title of person authorized to bind it on the matter. All signatures must be in ink. By signing this document the Respondent is **certifying they have not been barred from bidding by Federal, State or Local governments and has not been suspended or debarred from receiving federal funding.**

Responses must be submitted by **15 November 2015,** in a sealed envelope addressed to:

U.S. Army Corps of Engineers
St. Louis District
ATTN: Real Estate
1222 Spruce Street
St. Louis, Missouri 63103

7. CONTACT

Questions regarding this announcement shall be submitted in writing by e-mail to the following individual:

Ms. Lynn Hoerner
melissa.l.hoerner@usace.army.mil

The lease site is available for inspection upon request. Please contact the Mark Twain Lake Project Office at 573-735-4097 to make an appointment to inspect the property.

8. SUMMARY

THIS IS A REQUEST FOR INTEREST (RFI) ONLY to identify interest for potential private party operation, maintenance, and/or enhancement of a recreational development located the Frank Russell Recreation Area at Mark Twain Lake located in, Ralls County, Missouri. The information provided in the RFI is subject to change and is not binding on the Government. The Government has not made a commitment to procure any of the items discussed, and release of this RFI should not be construed as such a commitment or as authorization to incur cost for which reimbursement would be required or sought. All submissions become Government property and will not be returned.

EXHIBIT 'A'
LEGAL DESCRIPTION

A tract of land lying within the U.S. Government fee title boundary at Clarence Cannon Dam and Mark Twain Lake, Monroe City, Missouri, referenced as the Frank Russell Concession Area is hereinafter described:

A tract of land located in the Southwest Quarter, Southwest Quarter, Section 14, Township 55 North, Range 7 West. This tract contains approximately 40 acres.

A tract of land located in the Southeast Quarter of Section 15, Township 55 North, Range 7 West. This tract contains approximately 60 acres.

A tract of land located in the Northeast Quarter of Section 22, Township 55 North, Range 7 West. This tract contains approximately 127 acres.

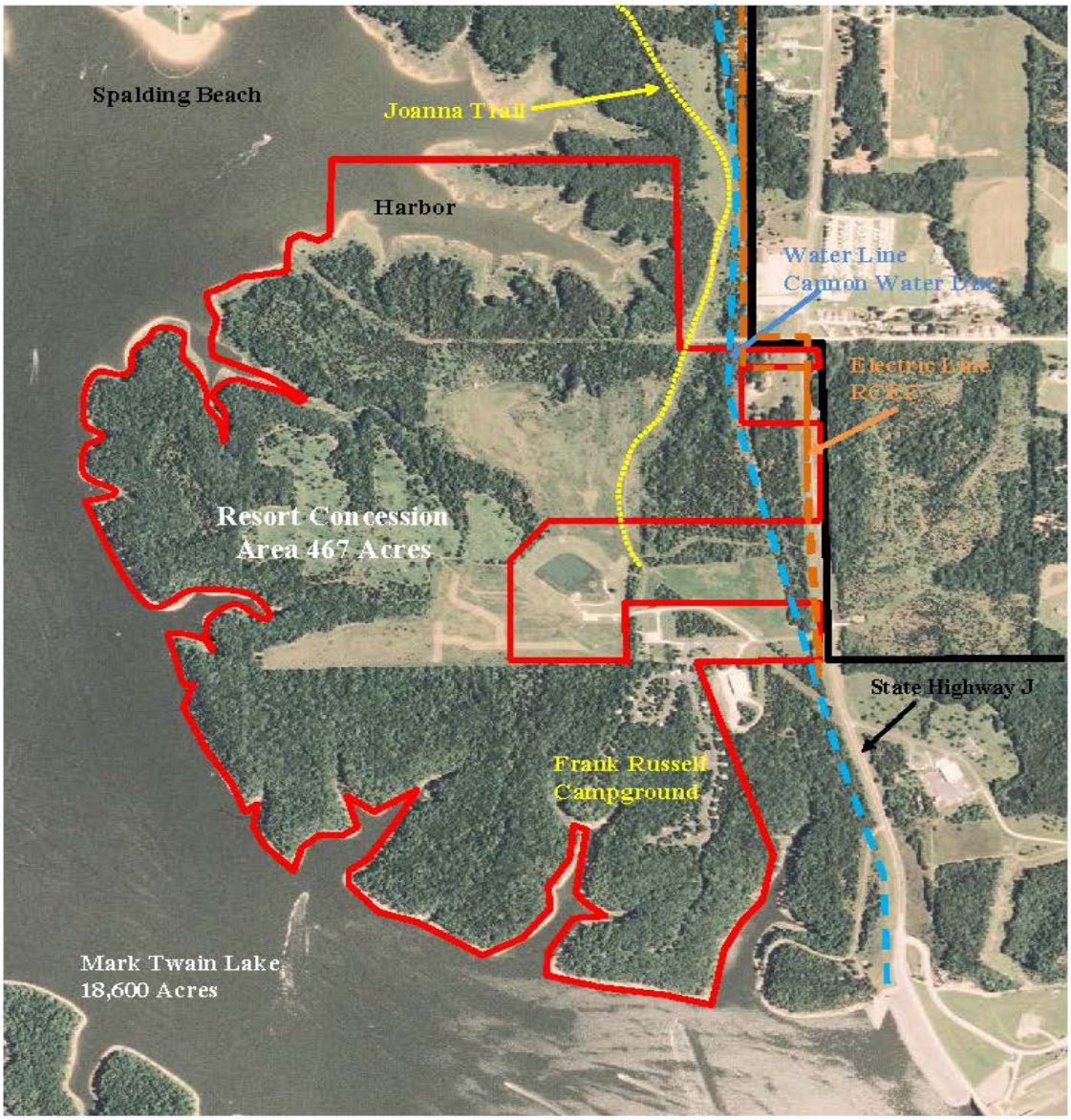
A tract of land located in the Southeast Quarter of Section 22, Township 55 North, Range 7 West. This tract contains approximately 51 acres.

A tract of land located in the Northwest Quarter, Section 23, Township 55 North, Range 7 West. This tract contains approximately 85 acres.

A tract of land located in the Southwest Quarter, Section 23, Township 55 North, Range 7 West. This tract contains approximately 104 acres.

EXHIBIT 'B'

MAP



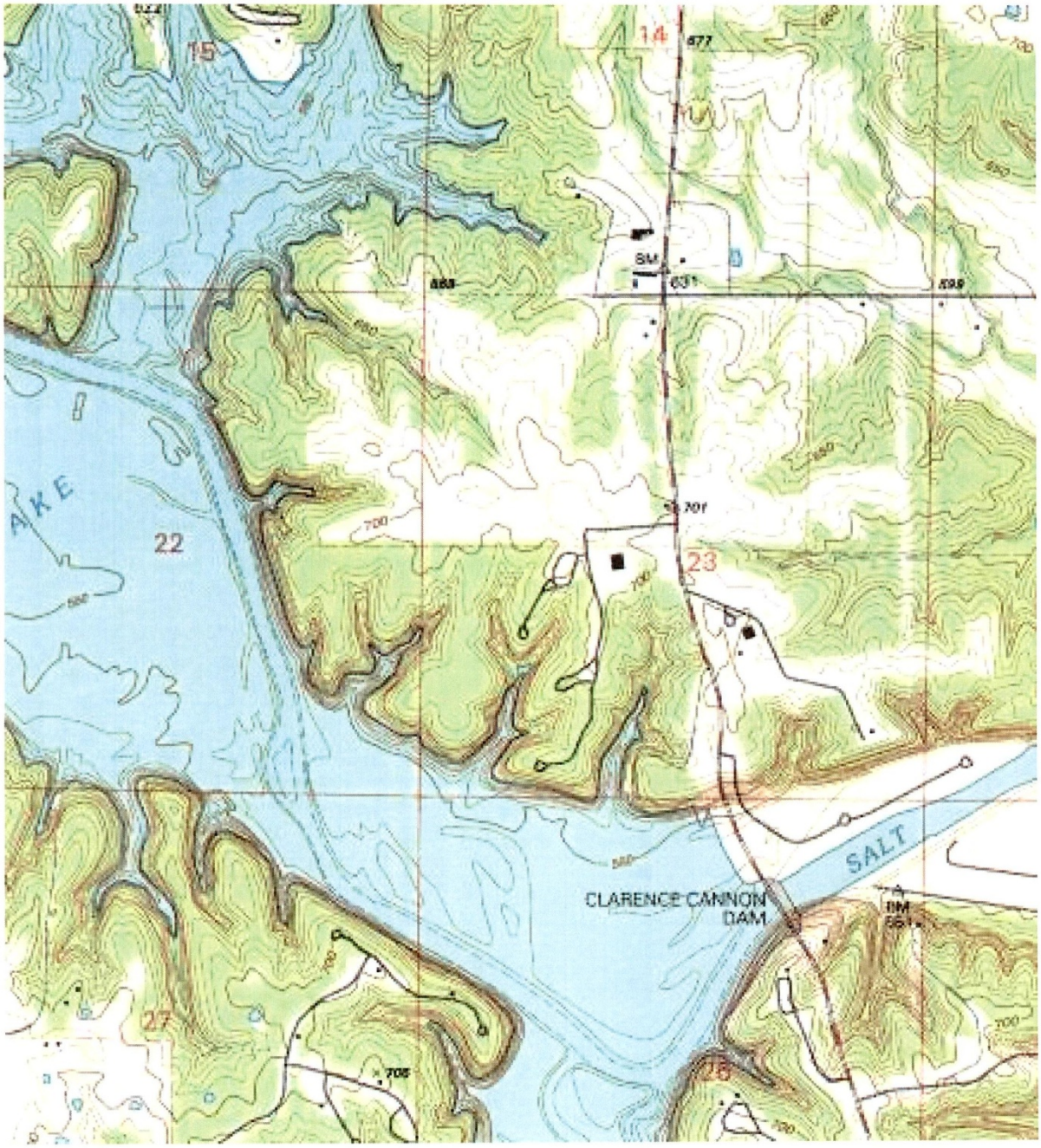
US Army Corps of Engineers ®

Clarence Cannon Dam and Mark Twain Lake
Frank Russell Recreation Area/Resort Concession Area

Concession Area Boundaries
Total Acreage - 467

EXHIBIT 'C'

TOPOGRAPHIC MAP



US Army Corps of Engineers ®

Clarence Cannon Dam and Mark Twain Lake
Frank Russell Recreation Area/Resort Concession Area

Topographic Map