

APPENDIX 4 LANE SPRING RECREATION AREA

1. Location: Lane Spring Recreation Area is located in Phelps County, Missouri. It is 3/4 miles off U.S. Highway 63, twelve miles south of Rolla, Missouri, and thirteen miles south of I-44.
2. Government owned improvements.

Campground:

- 2 double vault toilet buildings
- 18 individual sites, 6 with electric hook-ups
- 1 Host site, with water, sewer, electric and telephone
- 1 bulletin board
- 2 water stations
- 1 double or group site

Picnic Area:

- 3 concrete block vault toilet buildings
- 2 group pavilions with tables
- parking for 96 vehicles
- 6 water stations
- 15 dispersed picnic sites with tables and grills
- Commercial playground equipment, with shredded tire surfacing
- 1 bulletin board
- 2 hiking trails

Lane Spring Recreation Area is located along Little Piney Creek, on a segment managed as a Wild Trout Management Area. Activities include fishing, wading and tubing as well as camping, picnicking, “hanging out” and hiking on the Blossom Rock and Cedar Bluff trails.

The camping units are located along one loop which has a gate that can be closed when full or during non-use. Each single unit has a parking spur which will accommodate a vehicle, various lengths of camping trailers, a tent pad, one picnic table, a fire ring/grill, and lantern pole. The double or group site has 2 picnic tables, 2 tent spots, and 2 parking spurs. Six camping sites have electric. Toilet facilities and water stations are within easy walking distance of all camping units. There is a pressurized water system in the recreation area. The host site has electricity, telephone, and water and sewer hookups. There is a gate controlling access to the entire recreation site that is generally closed at night. The picnic shelters are currently reservable through the National Recreation Reservation System.

http://www.recreation.gov/camping/Lane_Spring_Recreation_Area_Mo/r/campgroundDetails.do?contractCode=NRSO&parkId=70830&topTabIndex=CampingSpot If not reserved, they are available for use on a first come-first served basis.

Day Use Site Capacity

A defined day use site capacity has not been established, since it is generally not an issue, and there are so many activities that can take place in so many areas within this recreation area. In most cases, parking is the most limiting factor affecting the day use capacity at this site. However, when many of the visitors arrive in busses for a special activity, this may not be the case. In general, each of the 15 scattered individual picnic sites can accommodate up to 8 people. Each picnic shelter/pavilion accommodates 100 people.

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If you have any questions about this site, would like to schedule a site visit, or would like assistance in preparing your proposal for this site, please contact:

Carol Trokey (573) 592-1400, Ext. 124 4549 State Road H Fulton, MO 65251	Houston/Rolla/Cedar Creek Ranger District
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Table 1 – Site Characteristics LANE SPRING RECREATION AREA

Feature	Details
Communications	1 telephone line at host site
Drinking Water	8 water stations
Trash Containers	Cans and Dumpster
Vault Toilets	5
Toilet/Shower Type	None
Utilities	1 host site w/full hook-ups (holding tank for sewage); pressurized water system
Accessibility	4 handicap accessible campsites day use area accessible
Number of Camping Units	18 singles; 1 double site. 6 sites have electric
Number of Picnic Areas	15; 2 Pavilions with electricity
Number of boat access ramp/areas	0
2011 Fee Per Camping Unit	\$8; \$15 for electric sites
2011 Fee Per Day Use	\$2 vehicle; \$10 bus; \$25 pavilion rental
Minimum Annual Fee	\$200
Minimum Operating Season	Day use: 3/1 – 10/31; Campground: 5/15-9/15
3-Year Average Gross Revenue (2008-2010)	\$11,230

Table 2 – Utilities and Other Expenses LANE SPRING RECREATION AREA

UTILITY	COMPANY	AMOUNT USED	COSTS
Electric	Intercounty Electric P.O. Box 209 Licking, MO 65542 (573) 674-2211	Average use of 3056 kilowatt hours (host site, electric sites, pavilions)	
Phone	Centurylink/Embarq P.O. Box 660068 Dallas, TX 75266		Average of \$30/month
Garbage	Waste Corp. of America (WCA) Rolla Collection 17103 Country Road 8190 Newburg, Missouri 65550 573-762-2149		Average of \$126/Month
Toilet Pumping	JPS Pumping & Hauling PO Box 1637, Rolla, MO 65402 (573) 368-9571		Average of \$800/year
Mowing	No Contract; Camp host has completed.	Mowing (60” deck) and weed eating takes approx 2 days/week	

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Site Revenues

Site Name	2006 Revenue	2007 Revenue	2008 Revenue	2009 Revenue	2010 Revenue
Lane Spring	\$11,078	\$9574	\$11,211	\$11,529	10,950

Maintenance and Reconditioning Responsibilities

Maintenance and reconditioning work is a condition of the special use permit. **Holder** maintenance and reconditioning includes activities that neither materially add to the value of the property nor appreciably prolong its life. The work serves only to keep the facility in an ordinary, efficient operating condition. The concessionaire is required to perform Holder Maintenance and Reconditioning (Holder M&R) at the concessionaire's expense.

Government M&R generally includes activities that arrest deterioration and appreciably prolong the life of the improvements. All Government M&R is performed at the sole discretion of the Authorized Officer.

WATER SYSTEM:

Holder:

The Holder is responsible for:

- Operation and general maintenance of entire water system, including opening/ closing (if needed).
- Making sure that visitors know how to use the hydrants properly, so that they drain in the winter.
- Performing daily chlorine residual tests and insuring appropriate amount of chlorine is in system chlorinator (if used).
- Minor repairs, including valves, hydrants, sinks, and above ground lines.

Government:

The Government is responsible for the following items:

- Monthly Department of Natural Resources water testing.
- Repairing broken water lines (underground lines).
- Major repair or replacement of valves.
- Capital replacement of water systems.

ROADS, PARKING AREAS, WALKWAYS, CAMP UNIT SPURS

Holder:

The Holder is responsible for:

- Maintaining recreation area parking, camping spurs and turnouts, and paths within the recreation area by filling in holes, patching, raking, brushing, and otherwise repairing as damage occurs.
- Monitoring and identifying hazard trees. After securing FS approval the permit holder is required to remove hazard trees and associated slash, up to established limit of \$250/year.
- Removal of other vegetative debris from recreation site roads, trails, campsites, and parking lots.
- Cleaning and maintaining culverts.
- Maintaining by tightening bolts, etc.

Government:

The Government is responsible for:

- Maintaining the running surface and making subsurface structural repairs to roads and parking lots (excluding camping spurs and turnouts).

DEVELOPED SITES

Holder:

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The Holder is responsible for:

- Maintaining sites free of litter and domestic waste
- Number of visitors and vehicles are kept at or below site capacity.
- High risk site conditions which develop during the use season are corrected immediately or identified to protect the public, or the site is closed.

SEWAGE SYSTEMS

Holder:

The Holder is responsible for:

- Pumping and disposal of the contents in vaults and septic tanks.
- Controlling objectionable odors at vault toilets.

Government:

The Government is responsible for:

- Replacement of collapsed vaults, etc.

BUILDINGS

Holder:

The Holder is responsible for:

- Interior painting of 2 buildings per year, as determined by the Forest Service.
- Exterior painting or staining of 2 buildings per year, as determined by the Forest Service.
- Repair and replace fixtures, door locks, broken windows and doors as discovered.
- Repair interior walls and ceilings.
- Repair roofs, interior & exterior walls as damage is discovered.
- Graffiti is removed within 48 hours of discovery or notification.
- Vandalism is corrected or mitigated within one week of discovery or notification.

Government:

The Government is responsible for, **if needed:**

- Restoring and replacing buildings.
- Performing major structural repairs.
- Re-roofing buildings and replacing exterior siding.

BARRIERS, SIGNPOSTS, CAMPSITE POSTS

Holder:

The Holder is responsible for:

- Installation and replacement as needed.
- Keeping all sign and site posts straight and replacing as necessary.

TABLES, FIRE RINGS, LANTERN POSTS, AND STOVES/PEDESTAL GRILLS

Holder:

The Holder is responsible for:

- Removal and disposal of ashes, and cleaning of fixtures.
- Sanding and refinishing or otherwise repairing & maintaining surface of fixtures.
- Removing carvings into tabletops, and sealing edges of damaged coating.
- Replacing broken planks, replacing bolts and lantern hangers, etc as necessary.
- Installing replacement fire rings, pedestal grills, lantern posts, tables and stoves,
- Repairing tables and fire rings, including making adjustments and welding breaks.

Government:

The Government is responsible for:

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- Providing replacement fire rings, pedestal grills, lantern posts and tables as necessary.

SOLID WASTE

Holder:

The Holder is responsible for:

- Garbage removal and disposal.
- Keeping garbage areas free of litter and objectionable odors.
- Assuring garbage does not exceed the capacity of the garbage containers, and is covered to reduce insect problems.
- Repairing, cleaning and painting garbage cans and/or replacing garbage cans.
- Maintaining garbage can corrals and garbage can pads.
- Assuring dumpsters and cans meet bear resistant guidelines, if these types of features are provided.

SIGNS AND BULLETIN BOARDS

Holder:

The Holder is responsible for:

- Installing, repainting or staining, maintaining, or repairing signs, including recreation site entrance signs, as needed.
- Providing and maintaining in an uncluttered state, posters and information on bulletin boards with current seasonal information.

Government:

The Government is responsible for:

- Replacing recreation area entrance signs and bulletin boards, as necessary.
- Replacing regulatory signs.

VEGETATION MANAGEMENT

Holder:

The Holder is responsible for:

- Falling and bucking hazard trees and limbs up to agreed upon limit of \$250/year prior to opening facilities at the beginning of the season, as well as during the operating season.
- Cleanup of all vegetative debris.
- Planting of shrubs, trees, and grasses as approved by the Forest Service.
- Notifying Forest Service immediately of any new hazard trees discovered.
- Correcting or preventing loss of vegetation and erosion caused by recreation use.

Government:

- Assisting with falling of hazard trees, within the capability of available personnel.
- Provide shrubs and trees for planting, as needed.
- Environmental review and approval of all vegetation management proposals.

Unscheduled M&R work occurs as unexpected maintenance needs arise.

Sample operating plan for Lane Spring

OPERATING PLAN – Lane Spring Recreation Area

The operation of Lane Spring will be designed to maintain the level of experience, maintenance, safety and sanitation of the facilities for users while maintaining the natural resource. All established standards will be met.

This Operating Plan is divided into four categories:

(A) Operation, (B) Maintenance, (C) Operating Conditions, and (D) Special Conditions

Submitted by

A. OPERATIONS

NORMAL OPERATING SEASON

Operation of recreation area facilities will be seven days per week, March 1 through November. Campground Managers will be on site, or have a representative visit this site seven days per week from May through September, with visits at least 3 days a week outside of this time, except when weather conditions preclude access to or use of the facilities. Campground Management (aka Management) should be on site 24 hours a day at the following times, to provide quality service to the public: Thursday afternoon through 2:00 p.m. Sunday, and also Mondays on Memorial Day, Fourth of July, and Labor Day weekends).

Management, with Forest Service approval, may make adjustments to their hours of operation near the opening and closing dates, depending on weather conditions and/or frequency of use. Pre- and post-season operation will be performed in conjunction with and as approved by the Authorized Officer or his Designated Representative.

Standard operating hours for fee campgrounds managed by the Forest Service are between the hours of 6:00 a.m. and 10:00 p.m. Public access for exiting sites will be provided at all times. Management will inform potential campers when occupancy has reached the carrying capacity for the site. The campground gates will not be used to facilitate closure due to campground being full. If needed, information will be provided at the campground entrance notifying the public of the closure or full occupancy and availability, and location of other nearby campgrounds. Forest Service shall also be notified immediately when capacity is reached.

One week prior to the beginning of the operating season, Management will be responsible for making all facilities operational with exception of the water systems, which will be a shared responsibility with the Forest Service. At the end of the operating season, Management will be responsible for post season closing for those areas. (Section B).

INSURANCE

All appropriate insurance coverage will be provided by Management in the amount of at least \$1,000,000 for combined single limit liability to cover property damage, bodily injury and/or death will be provided. The USDA Forest Service will be listed as additionally insured by the policy.

LAW ENFORCEMENT

Forest Service Code of Federal Regulations will be the responsibility of Forest Service Law Enforcement personnel. Management will notify Forest Service Law Enforcement personnel of CFR violations for enforcement purposes; however, Management will request assistance from the Sheriff's Office for those State and County regulations which apply.

A. The following will be the priority of enforcement:

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1. Management will seek compliance with regulations by informing and educating visitors and by taking a good "Host" approach.
2. If a visitor does not comply with rules and regulations, Management will gather as much information as possible on the violator without jeopardizing his/her own safety.
3. When difficult situations arise, Management will request assistance from the County Sheriff. The Forest Service will also be notified of circumstances requiring Sheriff's assistance. The County Sheriff will be contacted in all cases of theft, vandalism, disorderly conduct, disturbing the peace, alcohol or drug misuse.
4. Management will request assistance from the Forest Service when considered necessary. Notify the District Office and an on-call officer can be notified and sent to the scene. The Forest Service shall be notified of law enforcement situations which threaten life or property.
5. Management will report acts of vandalism or destruction of Government property to a designated Forest Service official on the day such acts are discovered.

B. Items that frequently need attention and will be addressed by the good host are:

- Dogs not on leash.
- Exceeding stay limits during heavy use season.
- Parking or camping in non-designated sites.
- Failure to pay fees.
- Vandalism.
- Excessive noise.**
- Improper disposal of waste water or sewage.
- Excessive number of people and vehicles per site.
- Excessive speeds or improper use of motorcycles/ATVs in campgrounds.
- Failure to extinguish campfires.
- Illegal "reserving" of camp-sites.
- Use of generators or audio devices outside posted operating hours.
- Use of unauthorized fires outside established fire ring.
- Discharging or igniting fireworks or explosives.

C. Management will be responsible for:

1. The collection of user fees including funds from bad checks.
2. Posting all rules and regulations being enforced.

SIGNING

Management will be responsible for maintaining bulletin boards or similar appropriate structures, for the purpose of displaying information to the public concerning regulations and Forest Service management activities. Forest Service will provide standard signs and posters. Management will provide any customized signs. All fee sites will be signed, stating: "These Forest Service owned facilities are operated and maintained under a Special Use Permit from the Mark Twain NF". Campers should also be informed of the site the Campground Manager is occupying.

Any additional signs or other promotional material desired, including color, material and location of signs, will be provided and/or approved by the Forest Service. Management will place signs at locations which convey the message to the majority of recreation area users. Any appropriate traffic signs will be posted inside the recreation area road system. Signs needed in different sites and/or locations will be the same in design, color, materials, etc., to maintain consistency in all Forest Service developed sites.

Management is responsible for posting recreation area signs and posters.

RESERVATION SYSTEM

The National Recreation Reservation System will be used.

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Management will arrange to receive or have access to the Daily Arrival Report (DAR) delivered by FAX or e-mail. Management is responsible to ensure e-mail or FAX is checked daily. Currently, Lane Spring is on a three day blackout for reservations.

FEES AND COLLECTION

The following fees will apply for Lane Spring:

Camping Fee	\$15.00 per single electric site
Camping Fee	\$10.00 per single non-electric site
Camping Fee	\$20.00 per double site
Firewood	\$5.00/bundle
Drinking Water	\$1.00/single serving bottle; \$2.50/gallon
Extra Vehicles (over 2/site)	\$2.00 each
Day Use Fee	\$2.00/vehicle; \$20/bus

Other than camping fee, other items offered should already include Missouri State Taxes.

Family campground unit capacities are eight people or immediate family and generally two vehicles per campsite.

All user fees will be collected and handled by Management.

Golden Age and Golden Access Passports, Senior Passes, Access Passes and Camp Stamps will be honored. Management will accept Camp Stamps with the provision that the stamps will be accepted at face value. Camp Stamp program was discontinued in the late 1980's and are rarely seen in use.

Golden Age Passports or Senior Passes: Cost: \$10.00

Honored nationwide at all Forest Service, National Park Service, Bureau of Land Management, Bureau of Reclamation, and US Fish & Wildlife Service sites charging entrance or standard amenity fees.

Valid for pass holder's lifetime.

Admits pass holder and any accompanying passengers in a private non-commercial vehicle.

Receives a 50% discount on some expanded amenity fees like campgrounds (does not include hookups for water/sewer/electricity), highly developed boat launches and swimming sites and for specialized interpretive services.

Golden Access Passports or Access Passes: Cost: Free

Honored nationwide at all Forest Service, National Park Service, Bureau of Land Management, Bureau of Reclamation, and US Fish & Wildlife Service sites charging entrance or standard amenity fees.

Valid for pass holder's lifetime.

Admits pass holder and any accompanying passengers in a private non-commercial vehicle.

Receives a 50% discount on some expanded amenity fees like campgrounds (does not include hookups for water/sewer/electricity), highly developed boat launches and swimming sites and for specialized interpretive services.

The following statement will be posted at each campground fee bulletin board: "Occupancy of a camp unit is any use of the camp unit for more than 30 minutes. After 30 minutes of use a fee payment is required. Family campground unit capacities are eight people or immediate family and generally two vehicles per camp unit. Extra vehicles will be charged at a rate of \$2.00 per vehicle."

Refunds will be allowed within 30 minutes of the time the camper enters the camp site. The camper will be given a refund in full upon returning his ticket to the Campground Manager or representative. This would only apply to non reserved sites.

REPORTING RESPONSIBILITY

During the normal operating season, management will maintain site use data. The use figures will show the number of sites occupied each day, the average number of people occupying the site per day, the number of extra vehicles, and the total number of Golden Age/Golden Access passports or Senior/Access passes used. Management will also provide documentation and reports for amounts of fees collected for camping and other sales. Fee collection and use information reports should be submitted to the Forest Service within 14 days following the end of each month.

UTILITIES

Management will contact appropriate utility companies and will assume the responsibility for telephone and electrical service costs of during operational months. Management will be responsible for electric service for bathroom, host site, and sewage system. Forest Service is responsible for the electric service for the well meter. Forest Service will bill Management for the phone service and electric service for bathroom, host site and sewage system during the season of operation.

All water and waste water system maintenance, and central trash collection are the responsibility of the Forest Service. Management will be responsible for collecting the garbage within the recreation area and depositing it in dumpsters. All requirements of the Missouri State Board of Health and the USDA, Forest Service will be met.

HEALTH AND SAFETY

Management will be responsible for periodic documented safety inspections and will take immediate corrective actions of noted safety hazards. Forest Service will do a pre- and post-season hazard tree inspection and mark trees for removal. Tree hazards located within the recreation area limits will be felled at Forest Service expense. Limbs will be lopped and scattered by Management.

Contractor provided dumpsters will be monitored by Management, especially during holiday or heavy use periods. Additional trips may be needed to keep bins from overflowing and will be the responsibility of the Forest Service to arrange based on information provided by management. Lids are to be kept closed to keep animals out and to reduce insect problems. Campers will be advised, by Campground Manager's visit and/or education materials, to store food properly and to not feed the animals or leave trash at their camp sites.

Management will participate in the prevention, control, and suppression of plague efforts under the supervision of the State Department of Health Services, County, or Forest Service.

Management will be required to take chlorine readings daily (seven days a week) from May 1 to September 30, as long as water is provided for public consumption. If chlorine readings are low, Management will add the required amount of chlorine, and if readings are high, they will remove the appropriate amount of chlorine. Any unusual readings will be reported immediately to the Forest Service Representative.

B. MAINTENANCE

Routine maintenance and mowing should be done Monday through Friday, and conducted between the hours of 9:00 a.m. and 6:00 p.m. and as needed for emergencies on Saturday and Sunday.

TOILET SERVICING

Repairs and interior cleaning of bathroom facilities will be the responsibility of Management.

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SOLID WASTE

Collection of solid waste outside of dumpsters, within the recreation area will be the responsibility of Management. Bathroom receptacles will be emptied at least bi-weekly, and contents placed in dumpsters.

Solid waste removal from the recreation area to the landfill or transfer station will be Management responsibility.

Recycling containers will be provided by Forest Service for aluminum cans, plastic and glass. Management is responsible for the taking recyclables to recycling center, or arranging for pick-up. Management may keep proceeds.

PRE-MAINTENANCE INVENTORY

A District representative and Management will jointly inventory the Forest's facility conditions to verify needed maintenance work and amount of such maintenance work prior to the normal operating season.

MAINTENANCE SUPPLIES

Management will furnish all cleanup and routine maintenance supplies as well as supplies required for tenant maintenance.

ROAD, WALKS AND TRAILS

Contact Forest Service representatives immediately for major repairs, and/or advice on making minor repairs of these features within the recreation area. Notify the Forest Service of problems reported on trails and roads outside of the recreation area.

SIGNS, BULLETIN BOARDS, UNIT POSTS, BARRIER LOGS AND POSTS

All Forest Service signs, bulletin boards, unit posts, fee tubes and barrier logs or posts associated with the recreation area will be painted or stained once every three years. A Schedule will be developed during the pre-season inspection by Area Managers and Forest Service representatives, and made part of this Operating Plan as Appendix C, Maintenance and Reconditioning Plan. Repairs to these features and the information on them will be made within ten days of discovery.

STAINING/PAINTING SCHEDULE

Staining and painting needs will be determined during the scheduled joint pre-season maintenance inventory.

EQUIPMENT AND SUPPLIES

Management will provide all tools and materials necessary (i.e., cleaning supplies, toilet paper, garbage bags, toilet paper and paper towel dispensers, etc.) to maintain and operate the area adequately.

Any chemicals used will be approved by the Forest Service.

Forest Service will provide tools/keys to access fee tube, all bathroom facilities and Management will return tools/keys at end of each collection season. These will be documented on an AD-107, Report of Transfer or Other Disposition or Construction of Property.

All supplies and equipment will be stored at appropriate sites which will least interfere with daily recreation area use. All storage sites will be approved by the Forest Service.

Each vehicle owned by Management will be identified by signing on the side or door on both sides of the vehicle. It will read as follows (or something similar). A magnetic sign is preferred over other applications.

LANE SPRING RECREATION AREA
Campground Management

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Firewood used by Management or offered for sale will be obtained locally. If Management chooses to obtain wood from the forest for commercial use/sale, they will obtain a firewood authorization prior to this.

IMPROVEMENTS

The construction of temporary structures, signs or placement of temporary structures will be approved in advance by the Forest Service as they are needed. If structures for storage or maintenance purposes are not currently available for use, Management will provide the basic design, construction materials, color, location, etc., to the Forest Service for approval.

MOWING

Grass will be mowed as necessary by management or their contractor. Equipment will be adjusted to prevent scalping or furrowing of work area.

All trimming will be conducted by the management or their contractor. Grass will be trimmed around shade trees, bathrooms, along sidewalks, car stops, spurs, campsite components, along road edge from gate and along roadway through recreation area, and other locations that visitors frequent. Trimming and weed-eating will be to the same height as surrounding mowed areas.

Mowers, trimmers, and other cutting equipment along with gas, oil and weed-eater string will be provided by Management. Maintenance on equipment will be performed by management.

C. OPERATING CONDITIONS

Pre – Season Opening

At least one week prior to the Forest's developed site opening, Management will ensure that the site is cleaned up and meets standards by:

1. Cleaning toilets inside and out, and cleaning all toilet vents so they are free of cobwebs and any other obstructions.
2. Clearing walkways and trails of debris and safety hazards.
3. Cleaning fire rings. These facilities will be free of litter and ashes.
4. Raking camp sites and picking up debris, litter from entire recreation area.
5. Eliminating dirt, grease, food, leaves and needles from tables.
6. Installing signs and posters as required promoting public safety and health.
7. Removal of leaves from all roads, parking spurs, tables, tent pads and within a 10-foot radius of all fire rings.
8. Rake all campsite pads to make smooth.
9. Making repairs to the following constructed features of restroom buildings; new hinges, door latches, toilet seats, toilet paper holders, holes in the building structure, leaky roofs, and anything else related to the comfort stations not to exceed \$XXX.00 (agreed upon between FS and concessionaire) per occurrence.
10. Activating utilities (telephone and electric).
11. Painting/staining facilities per approved plan.
12. Perform necessary weed control work with Forest Service approved chemicals.
13. Make repairs to any constructed feature not to exceed \$XX (agreed upon between FS and concessionaire) per occurrence, excluded from constructed features are the well house, well including water hydrants, waste-water treatment plant and below ground features of the water distribution system.
14. Ensure pathways from campsites to lakeshore are free of overhead hazards and that any trash is removed.

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15. Total repair and maintenance supplies (items 9 and 13) not to exceed \$XX (agreed upon between FS and concessionaire) per season including vandalism.

Clean-Up and Light Maintenance During Normal Operating Season

Management will perform the following items at fee sites during the Normal Operating season.

1. Toilet Cleaning
 - a. Inspect and clean toilets daily.
 - b. Clean toilet bowl risers, seats, and seat covers with disinfectant (minimum once daily and whenever necessary to ensure sanitary conditions and pleasant appearance).
 - c. Sweep floors and cement slab in front of doors and walkways. Building interiors will be free of dirt, graffiti, insects (dead and alive), and spider webs.
 - d. Wash floors (once weekly or as needed for sanitation) with disinfectant; wash dividers, doors, ceilings, and walls. Dry mop or squeegee the floor to leave as dry as possible. Floors will be kept free of standing water. While washing the interior of the toilets, toilet paper will be covered or removed to prevent absorption of moisture.
 - e. Stock toilet paper sufficient to last through the following day.
 - f. Deodorize and disinfect with chemicals approved by the Forest Service and provided by Management as needed.
 - g. Control all unpleasant odors.
 - h. Replace burned out bulbs as needed. Bug light color is preferred for replacement type.
 - i. Check level of material in vault; have pumped when necessary.
2. Table Cleaning
 - a. Remove dust, grease, food particles, or other unsightly matter from tables on a daily basis.
 - b. Wash and scrub tables (once weekly and/or whenever necessary).
3. Fire Rings - Cleaning
 - a. Remove ashes and debris from fire rings. Re-level rings as needed.
 - b. Ensure fire ring arms are functioning. Oil pivot point once each season or as needed.
 - c. Remove ashes from unauthorized fire rings and pits. Scatter the rocks and spread soil over these areas to make less conspicuous. Fill any pits with soil (weekly).
 - d. Clean grill surfaces of grease and food particles (weekly).
 - e. Remove firewood, or stack any leftover firewood beside the grill (as site is unoccupied).
4. Sign Board Maintenance
 - a. Keep sign boards current and neat (weekly).
 - b. Maintain area around sign posts free of weeds and brush.
 - c. Replace broken sign posts and boards.
 - d. Replace all posters when faded, missing or torn (Forest Service will supply bulletin board material).
5. Garbage and Ash Removal
 - a. Pick up and place all garbage and litter within the recreation area boundary in garbage containers. The clean-up areas include campsites, toilet facilities, recreation area roads, parking spurs, trails and river shoreline area. Litter includes fine materials such as lids, bottle caps, can open rings, pieces of plastic wrappers and cigarette butts.
6. Graveled Areas and Hard Surfaces – Raking and Sweeping
 - a. Rake and smooth tent pads and graveled or hard surfaces surrounding tables, stoves, grills and toilets (weekly).

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- b. Removal of small limbs, leaves and rocks from all parking spurs and within a 10-foot radius of all fire rings.

7. Hazard Removal

- a. Remove rocks, logs, sticks or other similar natural objects which create a safety hazard or an unsightly condition from all improved areas in the recreation area (daily). Remove these hazards to areas approved by the Forest Service or haul from the site.
- b. Management will immediately notify the Forest Service of any hazards in the recreation area which they are not able to remove.
- c. Trees will be kept free of nails, rope, wire, hazardous branches, and other hazards that might endanger recreation area users or damage the trees.
- d. Trimming of all pathways sufficient enough to keep grass and weeds from coming in contact with those utilizing pathways. Suggested distance is three feet on each side of pathway. Normal season requires two to three trimmings to accomplish.

Post-Season Closing

Management will be responsible to do the post-season clean-up and maintenance and preparation for winter of any portion of the recreation area that will not be operated throughout the winter. This includes:

1. Clean toilets, and lock those that are designated to be locked.
2. Clean walkways and trails within the recreation area of debris and safety hazards.
3. Clean upright grills, stoves, and fire rings, free of litter and ashes.
4. Pick up litter and debris from entire developed areas.
5. Complete all identified health and safety items.
6. Ensure the entrance gates are locked.

COMPENSATION TO THE U.S. AND HEAVY MAINTENANCE REQUIREMENT

In addition to the occupancy fee which is due to the United States, Management agrees to pay fees to the U.S. according to those items listed in this operating plan and the original bid proposal.

The fee to the government is XX% of the gross revenue for the first \$12,000, plus an additional X% of the gross revenue for revenues above \$12,000 in a given year. This is due to government at beginning of the season based on anticipated income.

Heavy Maintenance and reconditioning will be based on fees due and payable to the U.S. government. Under the provisions of the Granger-Thye Act, it is the operation of Management, with approval by the Forest Service to offset some fees due the USDA Forest Service for actual heavy maintenance work performed including proper documentation materials submitted to the Forest.

The Forest Service will coordinate with Management in the development of a list of possible projects for which heavy maintenance work can be accomplish (this includes documentation material).

D. SPECIAL CONDITIONS

1. Brochures with information about the recreation areas, reservations, and services may be distributed free of charge to all campers.
2. Press releases in newspapers, television, and radio will be issued to inform campers of special events, services, reservations, closing dates, and other information.

Appendix 4, Prospectus for Campground and Related Granger-Thye Concessions, Mark Twain National Forest

3. The Forest Service reserves the right to free use of space or campsites by Forest Service work crews or volunteers on an as needed basis. Management will be compensated for this use any time the campground use exceeds 90%, unless the FS crews are working on a project that directly benefits the campground.
4. Forest Service Improvement Work – The Forest Service reserves the right to perform accessibility improvement, electrical, or any other construction work within these developed sites. Management will be notified in advance regarding the type/length of work and be informed of which sites will need closing for a short period of time (2-3 days) to complete this work. This work will be accomplished during low-use periods.
5. The US Forest Service is responsible for maintaining potable water supply system and meet testing requirements as required in accordance with Departments Standards for Non Community Public Water Supplies. If the water supply does not pass non potable water signs will be posted by Management. US Forest Service will work with Management to discuss options for temporary operational closures or reduced services/amenities.
6. Firewood must come from the immediate area (Missouri) or a county that is known to have no evidence Emerald Ash Borer. Wayne County, Missouri is the only county in Missouri that has been quarantined. More information on the Emerald Ash Borer can be found at <http://www.emeraldashborer.info/>.

In witness whereof, the Holder and the Forest Service have caused this Operations and Maintenance plan to be executed on the dates shown. This plan has been read and approved by:

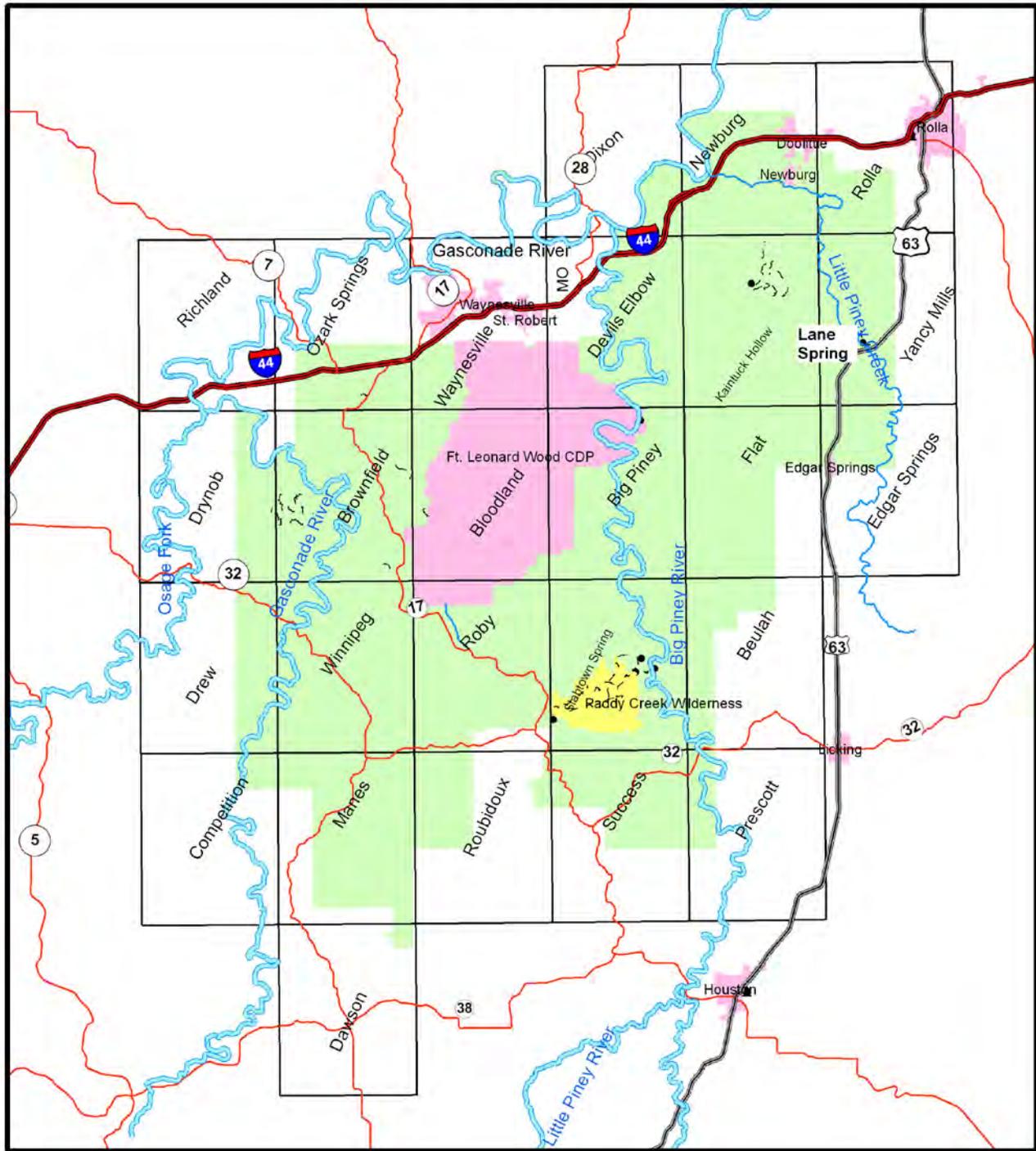
Permittee

Date

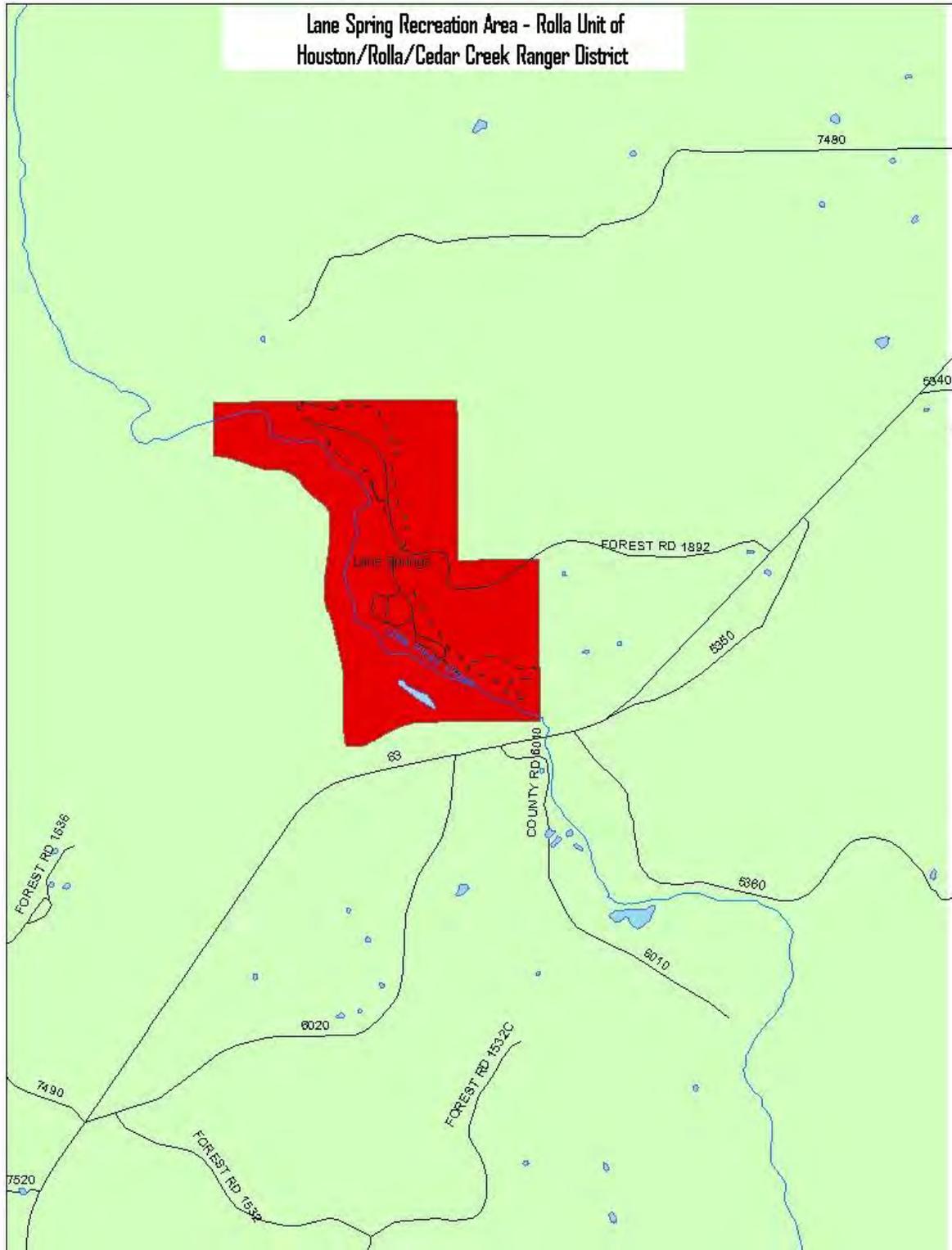
District Ranger, Houston/Rolla/Cedar Creek Ranger District

Date

**Lane Spring Recreation Area
Rolla Unit of Houston/Rolla/
Cedar Creek Ranger District**



Appendix 4, Prospectus for Campground and Related Granger-Thye Concessions, Mark Twain National Forest





Constructed Feature Report
 Existing-Active Features; Link Type = "ON"
 RSCFEA

Managing Org : 090503 LANE SPRING (Campground) Site ID : 52455

Site Development Status : EXISTING
 Site Operational Status : OPEN

Feature	ID	Name	Qty	Size	Date Last Inspected	Condition Rating	Needed AM Cost	Needed DM Cost	Needed CI Cost
Barrier - Parking Barrier (rock)	52455-17		1	616 ln ft	06/28/2005		\$ 6	\$ 0	\$ 0
Barrier - Wheel Stop	52455-19		19	19 each	06/28/2005		\$ 38	\$ 0	\$ 0
Barrier - Wheel Stop	52454-24		74	74 each	06/28/2005		\$ 148	\$ 0	\$ 0
Building - Water - Lane Spring Well House	52201	LANE SPRING WELL HOUSE		200 sqft	12/28/2004	SATISFACTORY	\$ 0	\$ 450	\$ 0
Building - Toilet-Vault - Lane Spring Camp Toilet No1	52192	LANE SPRING CAMP TOILET NO1		160 sqft	12/28/2004	SATISFACTORY	\$ 0	\$ 491	\$ 0
Building - Toilet-Vault - Lane Spring Camp Toilet No3	52194	LANE SPRING CAMP TOILET NO3		160 sqft	12/28/2004	SATISFACTORY	\$ 0	\$ 1,977	\$ 0
Building - Toilet-Vault - Lane Spring Picnic Area B Toilet	52196	LANE SPRING PICNIC AREA B TOILET		160 sqft	12/28/2004	SATISFACTORY	\$ 0	\$ 594	\$ 0
Building - Pavilion - Lane Spring Picnic Dogwood Pavil	52199	LANE SPRING PICNIC DOGWOOD PAVIL		3400 sqft	12/28/2004	GOOD	\$ 0	\$ 9,175	\$ 0
Building - Toilet-Vault - Lane Spring Picnic Dogwood Toilt	52200	LANE SPRING PICNIC DOGWOOD TOILT		400 sqft	12/28/2004	GOOD	\$ 0	\$ 491	\$ 0
Building - Pavilion - Lane Spring Picnic Redbud Paviln	52198	LANE SPRING PICNIC REDBUD PAVILN		3400 sqft	12/28/2004	GOOD	\$ 0	\$ 9,175	\$ 0
Building - Toilet-Vault - Lane Spring Picnic Redbud Toilet	52197	LANE SPRING PICNIC REDBUD TOILET		160 sqft	12/28/2004	GOOD	\$ 0	\$ 1,817	\$ 0
Culvert - Standard	52455-14		1	60 ln ft	06/28/2005		\$ 30	\$ 0	\$ 0
Erosion_Control - Stairway (rock)	52455-15		1	18 sq ft	06/28/2005		\$ 1	\$ 0	\$ 0
Erosion_Control - Stairway (wood)	52454-4		1	24 sq ft	06/28/2005		\$ 3	\$ 294	\$ 0
Fire_Device - Combination Fire Ring/Grill	52455-39		18	18 each	06/28/2005		\$ 180	\$ 4,200	\$ 0
Fire_Device - Fire Ring	52455-41		3	3 each	06/28/2005		\$ 18	\$ 0	\$ 0
Fire_Device - Pedestal Grill, Large	52454-5	COMMERCIAL PEDESTAL GRILLS (GROUP)	4	4 each	06/28/2005		\$ 84	\$ 0	\$ 0
Fire_Device - Pedestal Grill, Small	52454-7		10	10 each	06/28/2005		\$ 110	\$ 0	\$ 0
Gate - Pipe (steel)	52454-23	ROAD GATES	3	3 each	06/28/2005		\$ 147	\$ 0	\$ 0
Misc_Rec - Fee Station	52455-31		1	1 each	06/28/2005		\$ 38	\$ 0	\$ 0
Misc_Rec - Fee Station	52454-8		4	4 each	06/28/2005		\$ 152	\$ 0	\$ 0
Misc_Rec - Other - Planter Barriers	52454-26	PLANTER BARRIERS	5	5 each	06/28/2005		\$ 0	\$ 0	\$ 0



Constructed Feature Report
 Existing-Active Features; Link Type = "ON"
 RSCFEA

Managing Org : 090503 LANE SPRING (Campground) Site ID : 52455

Site Development Status : EXISTING
 Site Operational Status : OPEN

Feature	ID	Name	Qty	Size	Date Last Inspected	Condition Rating	Needed AM Cost	Needed DM Cost	Needed CI Cost
Misc_Rec - Pathway Bridge (concrete)	52454-1		1	18 sq ft	06/28/2005		\$ 2	\$ 0	\$ 0
Misc_Rec - Pathway Bridge (wood)	52455-25		1	88 sq ft	06/28/2005		\$ 18	\$ 0	\$ 0
Misc_Rec_Unit - Lantern Post	52455-43		18	18 each	06/28/2005		\$ 94	\$ 0	\$ 0
Misc_Rec_Unit - Tent Pad	52455-45		18	18 each	06/28/2005		\$ 108	\$ 0	\$ 0
Misc_Rec_Unit - Trailer/Rv Hookup	52455-44	ELECTRIC HOOKUPS	6	6 each	06/28/2005		\$ 1,020	\$ 0	\$ 0
Misc_Rec_Unit - Trailer/Rv Hookup	52455-44	RV HOOKUPS (SEWER, WATER, ELECTRICITY, PHONE)	1	1 each	06/28/2005		\$ 170	\$ 0	\$ 0
Play_Equipment - Playground	52455-34	PLAYGROUNDS (MIN. OF SEE-SAWS, & CLIMBING STRUCTURES)	1	1 each	06/28/2005		\$ 475	\$ 0	\$ 0
Play_Equipment - Volleyball Court	52455-32		1	1 each	06/28/2005		\$ 145	\$ 0	\$ 0
Recording_Site - Registration Box, Post-Mounted	52454-10		4	4 each	06/28/2005		\$ 8	\$ 0	\$ 0
Recording_Site - Registration Box, Post-Mounted	52455-33		1	1 each	06/28/2005		\$ 2	\$ 0	\$ 0
Sanitation - Dump Station, Trailer	52455-4		1	1 each	06/28/2005		\$ 140	\$ 0	\$ 0
Sanitation - Dumpster, Small	52454-15		1	1 each	06/28/2005		\$ 95	\$ 0	\$ 0
Sanitation - Garbage Can	52455-7		8	8 each	06/28/2005		\$ 8	\$ 0	\$ 0
Sanitation - Garbage Can	52454-12		22	22 each	06/28/2005		\$ 22	\$ 0	\$ 0
Sanitation - Garbage Can, Accessible	52455-5		2	2 each	06/28/2005		\$ 26	\$ 0	\$ 0
Sanitation - Garbage Can, Accessible	52454-13		3	3 each	06/28/2005		\$ 39	\$ 0	\$ 0
Sanitation - Garbage Pad	52454-14		3	3 each	06/28/2005		\$ 81	\$ 0	\$ 0
Sanitation - Garbage Pad	52455-8		1	1 each	06/28/2005		\$ 27	\$ 0	\$ 0
Sign - Federal Recreation Symbol (aluminum)	52455-30	ACCESSIBILITY SIGNS	4	4 each	06/28/2005		\$ 10	\$ 0	\$ 0
Sign - Federal Recreation Symbol (cedar)	52454-16	ACCESSIBILITY SIGNS	8	8 each	06/28/2005		\$ 32	\$ 0	\$ 300
Sign - Site (fiberglass)	52455-26	ENTRANCE SIGNS (SINGLE SIDED)	2	2 each	06/28/2005		\$ 110	\$ 0	\$ 0
Sign - Visitor Information (cedar)	52454-18	INFO. BOARDS (NOT FEE STATIONS)	1	14 sq ft	06/28/2005		\$ 4	\$ 0	\$ 0



Constructed Feature Report
 Existing-Active Features; Link Type = "ON"
 RSCFEA

Managing Org : 090503 LANE SPRING (Campground) Site ID : 52455

Site Development Status : EXISTING

Site Operational Status : OPEN

Feature	ID	Name	Qty	Size	Date Last Inspected	Condition Rating	Needed AM Cost	Needed DM Cost	Needed CI Cost
Sign - Visitor Information (cedar)	52455-28	INFO. BOARDS (NOT FEE STATIONS)	1	63 sq ft	06/28/2005		\$ 20	\$ 0	\$ 0
Table - Bench (wood, hvy duty)	52454-19		6	6 each	06/28/2005		\$ 126	\$ 0	\$ 0
Table - Picnic Table (wood, hvy duty)	52455-36		19	19 each	06/28/2005		\$ 513	\$ 0	\$ 0
Table - Picnic Table (wood, hvy duty)	52454-20		37	37 each	06/28/2005		\$ 999	\$ 0	\$ 0
Table - Serving Table (wood, hvy duty)	52454-21		8	8 each	06/28/2005		\$ 88	\$ 0	\$ 0
Table - Table Pad (gravel)	52455-38		19	19 each	06/28/2005		\$ 209	\$ 0	\$ 0
Table - Table Pad (gravel)	52454-22		8	8 each	06/28/2005		\$ 88	\$ 0	\$ 0
Water_System - Well, Submersible Pump	52168	LANE SPRINGS			08/23/2007		\$ 1,550	\$ 1,500	\$ 0
Total Costs:							\$ 7,186	\$ 30,165	\$ 300