

**APPENDIX 5
LOGGERS LAKE RECREATION AREA**

1. Location: Loggers Lake Recreation Area is located on (gravel) Forest Road 2193, six (6) miles southwest of Bunker in Shannon County, Missouri, off of Highway A.
2. Government owned facilities (a detailed list follows)

Campground:

- 13 single camp sites (each includes fire ring, table, and some have a lantern post)
- 1 vault toilet building (double)
- 2 water stations
- 1 boat launching ramp
- 1 host site (no electric)

Picnic Area:

- 1 boat launching ramp
- 1 fishing pier
- 1 vault toilet building (double)
- 4 picnic sites with just tables, 3 with table and fire pit/ring, and 2 with table and grill
- 6 parking spaces
- 1 water faucet
- beach w/sand
- 15 additional parking spaces, not directly associated with this picnic area, can serve as overflow parking

The campground is located adjacent to the 22-acre Loggers Lake, constructed by the CCC in 1940, and includes a boat ramp. The main entrance road to the area is paved, and the campground has a loop road design. The recreation area has a pressurized water system that comes from the Oak Knoll well, but no electricity. There is a trail around the lake, with a short spur trail to the rock springs. Many campsites have a view of the lake, with only light vegetation in between. The host site for this campground is located on top of the hill in the former Oak Knoll Campground. The remainder of the Oak Knoll campground has been decommissioned, but we will consider proposals that include use of this area for overflow camping, group use, or other uses. If this option is selected, the concessionaire would be required to perform all maintenance and operations tasks for this site. The Forest Service has not operated Oak Knoll Campground for several years, and has removed most of the facilities. Oak Knoll still has a gravel road and a toilet vault that can be used as a holding tank for the host site. It previously had fifteen flat campsites that accommodated travel trailers.

Day Use Site Capacity

Since there is a lot of variability in day use sites across the forest, and capacity is generally not an issue on this forest, a defined day use site capacity has not been established. In general, picnic tables accommodate 6-8 people, and parking is limited to the space provided with no parking outside of the designated parking areas.

- Loggers Lake Recreation Area – 45 picnickers, plus parking for about 20 others.

<p>John Bryan (573) 729-6656; jlbryan@fs.fed.us 1301 South Main; P. O. Box 460 Salem, MO 65560</p>	<p>Loggers Lake on the Salem Ranger District</p>
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Appendix 5, Prospectus for Campground and Related Granger-Thye Concessions, Mark Twain National Forest

Table 1 – Site Characteristics

LOGGERS LAKE RECREATION AREA

Feature	Details
Communications	No phone
Drinking Water	3 water stations
Trash Containers	Cans
Vault Toilets	2 double
Toilet/Shower Type	None
Utilities	1 host site at Oak Knoll campground with full hook-ups (holding tank for sewage); pressurized water system
Other Utilities	Full hook-up
Accessibility	Some accessible facilities
Number of Camping Units	13 singles
Number of Picnic Areas	3
Number of boat access ramp/areas	2
2011 Fee Per Camping Unit	\$8 (single)
2011 Fee Per Day Use	\$2 passenger vehicle \$10 Bus \$20 Season
Minimum Annual Fee	\$100
Minimum Operating Season	5/15-9/15
3-Year Average Gross Revenue (2007-2009)	\$2,359

Table 2 – Utilities and Other Expenses

LOGGERS LAKE RECREATION AREA

UTILITY	COMPANY	AMOUNT USED	COSTS
Electric	Black River Electric PO Box 31 Fredericktown, MO 63645 Phone (573)783-3381 1-800-392-4711	Monthly	\$50
Phone	CenturyLink 828 E. High St., Suite 14 Potosi, MO 63664 Phone: 573-438-8274	N/A	0
Garbage	Jim Phillips 83 Opie Rd Olean MO 65064	Weekly	\$32
Toilet Pumping	Kaysinger Waste LLC 3418 Highway P Cuba MO 65453 Phone (573) 885-3341	Annually	\$500
Mowing	Jim Phillips 83 Opie Rd Olean MO 65064	Bi-weekly	\$250

Appendix 5, Prospectus for Campground and Related Granger-Thye Concessions, Mark Twain National Forest

Recommended Staffing:

Recommend a minimum of one person, full-time. Recommend round-the-clock staffing at least from Thursday afternoon through early Sunday, and someone to at least check on the area daily (not always at the same time) throughout the week.

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.
- Minor repairs, including valves, hydrants, and above ground lines.

Government:

The Government is responsible for the following items:

- Repairing broken water lines (underground lines).
- Major repair or replacement of valves or hydrants.
- Cleaning storage tanks.
- Monthly water testing, monitoring and treatment.

ROADS, PARKING AREAS, BOAT LAUNCH, WALKWAYS, CAMP UNIT SPURS

Holder:

The Holder is responsible for:

- Maintaining campground parking, camping spurs and turnouts, and paths within the campground 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, boat launch and parking lots.
- Cleaning and maintaining culverts.

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:

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.

Appendix 5, Prospectus for Campground and Related Granger-Thye Concessions, Mark Twain National Forest

- 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.
- 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 and exterior staining of 1 building every other year, as determined by the Forest Service.
- Repair and replace fixtures, door locks, broken windows and doors as discovered.
- Repair roofs, interior & exterior walls and ceilings 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, AND CAMPSITE POSTS

Holder:

The Holder is responsible for:

- Installation and replacement as needed.
- Keeping all sign and site posts straight and replacing as necessary.
- Staining and/or painting as needed (generally every three years).

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:

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

SOLID WASTE

Holder:

Appendix 5, Prospectus for Campground and Related Granger-Thye Concessions, Mark Twain National Forest

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.
- 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 campground 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.

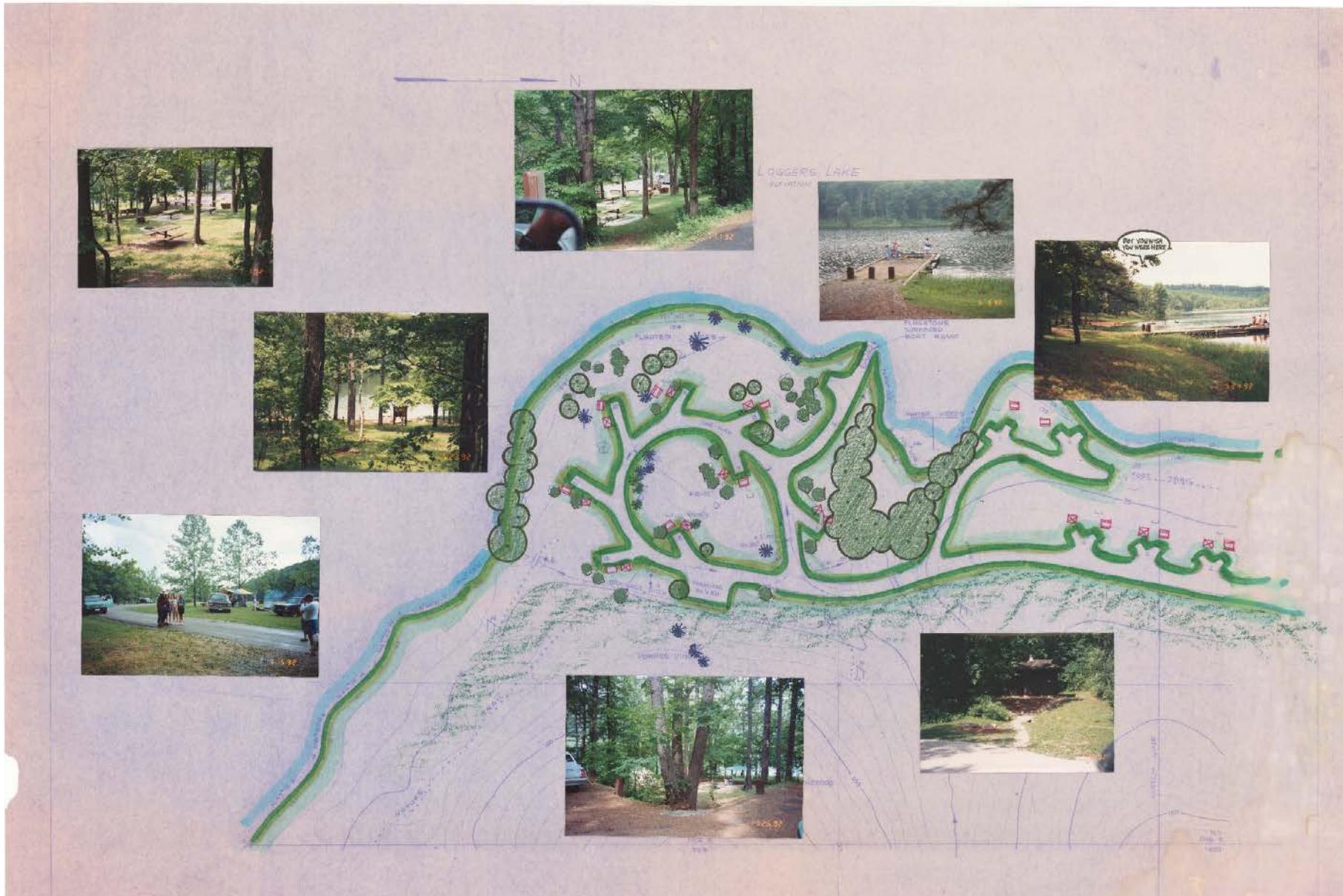
Possible Government M&R Projects that may be included as offset:

- Adding sand to beach.
- Replacement of any vandalized signs or features.
- Production and installation of interpretive sign panels.
- Purchase and installation of accessible lantern posts, and/or modification of lantern posts.
- Replacement of major water system components, such as valves, or repair of the pump.
- Replacing individual tables, fire rings, and/or grills with accessible models.

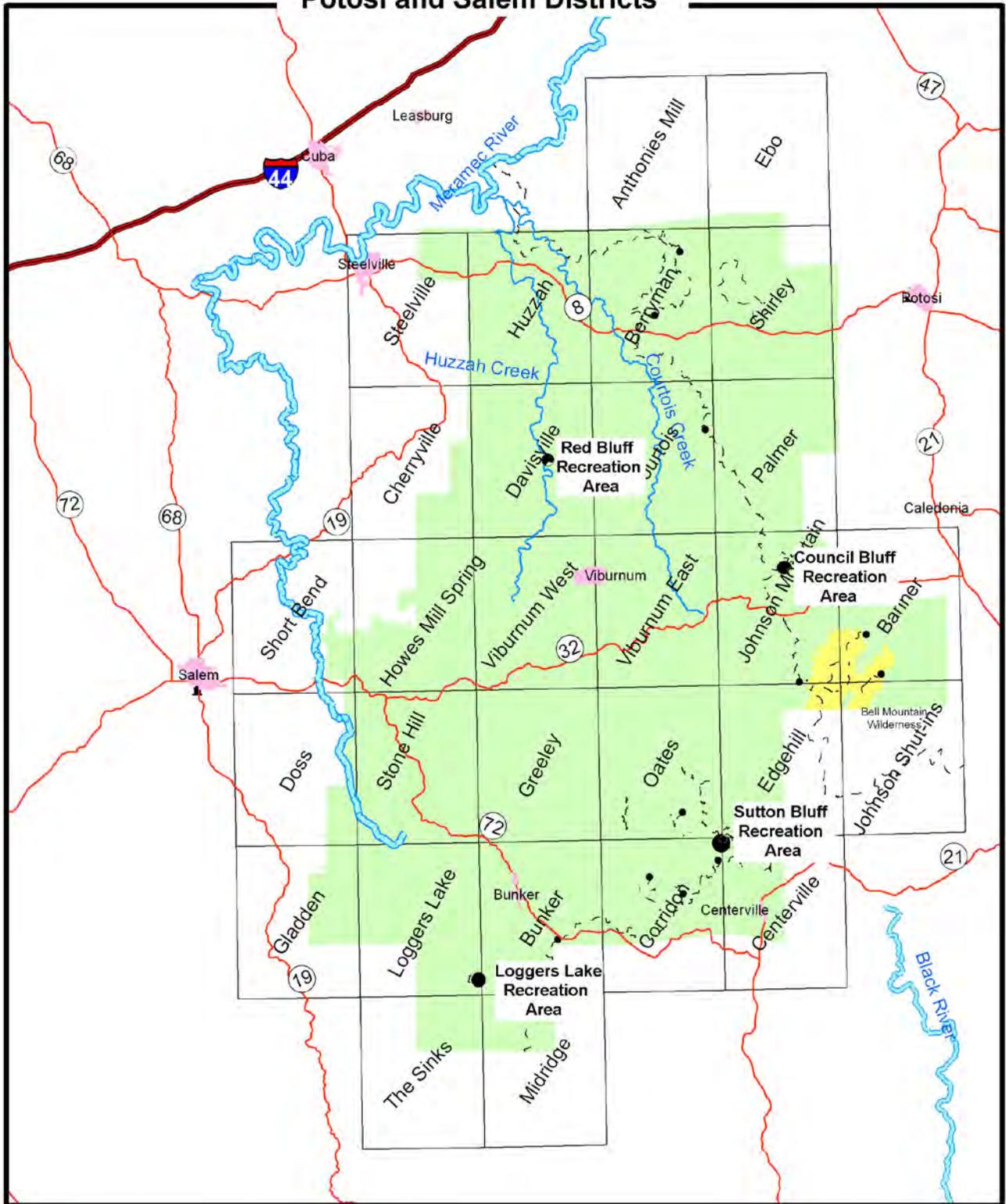
Sample Annual Operating Plan for Loggers Lake

See Appendix 15 for sample operating plan.

Appendix 5, Prospectus for Campground and Related Granger-Thye Concessions, Mark Twain National Forest



Council Bluff, Loggers Lake, Red Bluff & Sutton Bluff Areas Potosi and Salem Districts





Constructed Feature Report

Existing-Active Features; Link Type = "ON"

RSCFEA

Managing Org : 090507 LOGGERS LAKE (Campground) Site ID : 52459

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 - Wheel Stop	52459-10		21	21 each	08/05/2008		\$ 42	\$ 0	\$ 0
Barrier - Wheel Stop	52457-12		25	25 each	08/05/2008		\$ 50	\$ 0	\$ 0
Building - Water - Oak Knoll Camp Well Cover	52214	OAK KNOLL CAMP WELL COVER		60 sqft	09/11/2002	REMOVAL	\$ 250	\$ 600	\$ 0
Building - Water - Oak Knoll Camp Well House	52213	OAK KNOLL CAMP WELL HOUSE		100 sqft	06/23/2005	REMOVAL	\$ 649	\$ 25,711	\$ 0
Building - Toilet-Vault - Loggers Lake Block Toilet	52271	LOGGERS LAKE BLOCK TOILET					\$ 4,308	\$ 0	\$ 0
Building - Toilet-Vault - Loggers Lake Camp Cxt Toilet	52309	LOGGERS LAKE CAMP CXT TOILET					\$ 0	\$ 0	\$ 0
Culvert - Standard	52457-10		1	90 In ft	08/05/2008		\$ 45	\$ 0	\$ 0
Culvert - Standard	52459-8		1	200 In ft	08/05/2008		\$ 100	\$ 0	\$ 0
Erosion_Control - Retaining Wall (wood)	52459-7		1	96 cu ft	08/05/2008		\$ 20	\$ 0	\$ 0
Fire_Device - Fire Ring	52457-26		14	14 each	08/05/2008		\$ 84	\$ 0	\$ 0
Fire_Device - Fire Ring	52459-24		4	4 each	08/05/2008		\$ 24	\$ 0	\$ 0
Fire_Device - Pedestal Grill, Small	52459-25		3	3 each	08/05/2008		\$ 33	\$ 0	\$ 0
Gate - Pipe (steel)	52459-9	CAMPGROUND GATE	1	1 each	08/05/2008		\$ 49	\$ 2,500	\$ 0
Misc_Rec - Fee Station	52457-22		1	1 each	08/05/2008		\$ 38	\$ 0	\$ 0
Misc_Rec - Pathway (imp.nat.mat.)	52457-16		1	32 sq ft	08/05/2008		\$ 0	\$ 0	\$ 0
Misc_Rec - Pathway Bridge (wood)	52457-17		1	36 sq ft	08/05/2008		\$ 8	\$ 1,440	\$ 0
Recording_Site - Registration Box, Post-Mounted	52457-23		1	1 each	08/05/2008		\$ 2	\$ 0	\$ 0
Sanitation - Garbage Bin	52459-22	CORRAL FOR TRASH CANS	2	2 each	08/05/2008		\$ 10	\$ 0	\$ 0
Sanitation - Garbage Can	52457-4		20	20 each	08/05/2008		\$ 20	\$ 0	\$ 0
Sign - Site (cedar)	52457-18	ENTRANCE SIGNS (DOUBLE SIDED)	1	1 each	08/05/2008		\$ 55	\$ 500	\$ 0
Sign - Site (mdo plywood)	52459-14	ENTRANCE SIGNS (DOUBLE SIDED)	1	1 each	08/05/2008		\$ 45	\$ 0	\$ 0
Sign - Unit Marker (plastic)	52457-20	UNIT SIGNS	14	14 each	08/05/2008		\$ 28	\$ 0	\$ 0
Sign - Visitor Information (mdo plywood)	52459-16	INFO. BOARDS (NOT FEE STATIONS)	1	12 sq ft	08/05/2008		\$ 3	\$ 0	\$ 0



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

Managing Org : 090507 LOGGERS LAKE (Campground) Site ID : 52459

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
Table - Bench (wood, lgt duty)	52459-21		2	2 each	08/05/2008		\$ 42	\$ 0	\$ 0
Table - Picnic Table (wood, hvy duty)	52459-22		4	4 each	08/05/2008		\$ 108	\$ 1,000	\$ 0
Table - Picnic Table (wood, hvy duty)	52459-39		14	14 each	08/05/2008		\$ 378	\$ 0	\$ 0
Table - Picnic Table (wood, hvy duty)	52459-40		2	2 each	08/05/2008		\$ 54	\$ 0	\$ 0
Table - Table Pad (low ros)	52459-23		18	18 each	08/05/2008		\$ 38	\$ 0	\$ 0
Watercraft_Swim - Beach	52459-18		1	1000 sq ft	08/05/2008		\$ 50	\$ 500	\$ 0
Watercraft_Swim - Fishing Platform	52459-19		1	250 sq ft	08/05/2008		\$ 375	\$ 11,875	\$ 0
Watercraft_Swim - Ramp (asphalt)	52457-21		500	500 sq ft	08/05/2008		\$ 5	\$ 0	\$ 0
Watercraft_Swim - Ramp (gravel)	52459-20		1	300 sq ft	08/05/2008		\$ 21	\$ 1,500	\$ 0
Water_System - Well, Pump	52172	LOGGERS LAKE			04/26/2004		\$ 0	\$ 0	\$ 0
Water_System - Well, Submersible Pump	52191	OAK KNOLL CAMPGROUND			07/24/2007		\$ 1,298	\$ 146,433	\$ 0
Total Costs:							\$ 8,232	\$ 192,059	\$ 0