

Chapter 6

Monticello Shores Financial Projections

This chapter presents the financial evaluation for Monticello Shores Recreation Area. Table 6-1 summarizes the required and authorized services at Monticello Shores. The required services at Monticello Shores are limited to an entry station, a single-unit vault toilet, and a groundwater well. The concessionaire can decide what services to provide at Monticello Shores based on the authorized services. Reclamation has chosen the required services at Monticello Shores to facilitate the expansive size of the site. Reclamation has required an entrance station to access the site and provide staff support for any services provided. Reclamation has also required a water source to provide water to visitors. Access roads and electricity are required for these facilities. There is no required wastewater service at Monticello Shores. Early site planning evaluated numerous alternate mixes of services at Monticello Shores that did not result in the target IRR. Therefore, Reclamation has left the site open for concessionaires to consider their own finances and propose a feasible mix of services.

Because of the limited required services, there are no operating expenses or revenues to include in the financial evaluation. This chapter only presents capital costs and the PV for the entire site.

Table 6-1. Required and Authorized Facilities at Monticello Shores

Item	Required No. of Units	Additional Authorized No. of Units	Total
Camping			
Tent sites	0	130	130
Standard Sites without Utilities	0	4	4
Standard Sites with Utilities	0	8	8
RV Sites with Utilities	0	21	21
Hike-In/Boat-In Tent Sites	0	20	20
Overnight Group Use Area (50 occupants)	0	1	1
Camp Host Site with Utilities	0	1	1
RV Dump Station	0	1	1
Lodging			
Park Models	0	28	28
Cabins	0	9	9
Yurts	0	6	6
Rustic Cabins	0	4	4
Tent Cabins	0	5	5
Floating Campsite	0	3	3

Table 6-1. Required and Authorized Facilities at Monticello Shores

Item	Required No. of Units	Additional Authorized No. of Units	Total
Boating			
Launch Lane Boat Ramp	0	4	4
Courtesy Dock	0	2	2
Boat Slips	0	50	50
Kiosk (Boat Ramp Sign)	0	1	1
On-Shore Fuel and/or Sanitary Storage Tank	0	1	1
Fuel Dispensing and/or Sanitary Connection	0	1	1
Fish Cleaning Station	0	1	1
Marina Service and Building	0	1	1
Boat Rental Service	0	1	1
Day Use			
Individual Day Use Site	0	8	8
Group Day Use Area	0	1	1
Kiosk (Trail Connection)	0	1	1
Lake			
Boat Exclusion Zone	0	1	1
Amenities			
Restaurant	0	1	1
Retail Store	0	1	1
Facilities/Infrastructure			
Entry Station	1	0	1
Entry Station Vault Toilet	1	0	1
Vault Toilet	0	9	9
Comfort Station, toilets only	0	1	1
Comfort Station, toilets and family room	0	5	5
Comfort Station, toilets, family room, and showers	0	6	6
Access Road Close Gate	1	0	1

Table 6-2 presents the capital investment costs for the required facilities at Monticello Shores. Required facilities include an entry station, vault toilet, and access road closure gate. There is limited infrastructure required for the site, including an entrance and access road, a groundwater well, and electric for lighting and the groundwater pump. The total construction cost is \$2.64 million. The construction is assumed to be split over two years.

Table 6-2. Projected Capital Investment Costs for Monticello Shores

	Total Cost of Required Facilities
Entry Station	\$34,000
Vault Toilet	\$92,000
Access Road Closure Gate	\$6,000
<i>Earthwork</i>	\$561,000
<i>Water and Sewer</i>	\$1,532,000
<i>Electrical</i>	\$410,000
Total Construction Cost	\$2,635,000

The 60 percent design plans and construction cost opinions are based on a groundwater well source and chlorination treatment at Monticello Shores. A test water well was constructed at Monticello Shores; however, the yield and water quality of the water from the test well did not validate the design assumptions. An alternative source of water is to draw directly from Lake Berryessa; however, the infrastructure and treatment costs for this alternative source are unknown.