

## PROSPECTUS

### WHITE PASS RESORT DEVELOPMENT

#### Snoqualmie National Forest

The Forest Supervisor, Snoqualmie National Forest, Room 208, 905 Second Avenue Building, Seattle 4, Washington, will receive bids for the development, construction and operation of a commercial enterprise to be located on Forest Service land at White Pass on the White Pass Highway, State 5. The site is located approximately 112 miles from Seattle, 23 miles east of Packwood, Washington, and 55 miles west of Yakima, Washington. The exact area is on the north side of the highway at the summit and runs northerly to the west end of White Pass Lake. A vicinity map showing the location and a site plan are attached.

White Pass is a focal point for both summer and winter recreation. The White Pass Winter Sports Area is across the highway from the proposed site. White Pass Lake adjoins the site and Dog Lake is nearby. A public campground is located at each lake. The Cascade Crest Trail crosses White Pass leading south past Shoe Lake to the beautiful Goat Rocks Wild Area and north to Deer Lake, Sand Lake, Cougar Lake, and Chinook Pass.

Bids will be received up to 2:00 p.m. on April 15, 1964 for the purpose of selecting the best qualified bidder to construct and operate a public service yearlong business facility under permits issued by the U. S. Department of Agriculture, Forest Service.

The development shall include the following facilities:

#### Required To Be Constructed by October 15, 1965

1. A service station, within Site A on the attached site plan, which will provide normal motorist services such as sales of gas and oil, accessories, and emergency parts, chain service, towing, minor mechanical work. The station shall contain public rest rooms. An off-highway automobile parking area sufficient for normal station operation shall be constructed and maintained by the permittee. Living quarters for a station attendant shall be provided in the station building or in a separate building.



The best qualified bidder making the highest percentage bid, plus the best proposal which also meets the minimum specifications, will be selected as the permittee. Bid forms and information relative to the proposed development may be obtained from the office of the Forest Supervisor, Snoqualmie National Forest, 905 Second Avenue Building, Seattle 4, Washington, or will be mailed upon written request.

#### Description of Area.

The area of the proposed commercial site approximates 8 acres, depending on the space requirements of the plans submitted. It is directly opposite the White Pass Winter Sports Area, a popular major ski area for the past four years. Uphill ski facilities in place include two 5,290-foot Riblett double-chair lifts, a 1,200-foot Poma-lift, and 3,080 feet of rope tows. In the period 1959-1962, the winter use has been as follows:

November 1 - June 1, 1959	85,000 visitors
November 1 - June 1, 1960	48,000 visitors
November 1 - June 1, 1961	90,000 visitors
November 1 - June 1, 1962	90,000 visitors

On the basis of hotel use by skiers in Yakima and Packwood, there appears to be a need and demand for overnight accommodations at White Pass. Each prospective bidder must make his own analysis of business opportunities at this location. Information regarding the plans of the White Pass Company for operation of their ski area may be obtained from the White Pass Corporation, P.O. Box 354, Yakima, Washington.

#### CONSTRUCTION REQUIREMENTS

##### General Provisions:

1. The construction and maintenance of all roads and parking areas will be the responsibility of the operator.
2. Necessary timber removal to clear building sites, parking areas, service road right-of-way, remove risk trees, and to daylight the area as required by the approved layout plan, may be by Forest Service commercial timber sale procedure if time limitations will permit. If timber cannot be sold in advance, the permittee will cut and deck merchantable timber for later sale by the Forest Service. Logging, decking merchantable logs, slash and costs thereof will be the sole responsibility of the permittee. If the above procedures are not feasible, the timber will be sold to the permittee by standard timber settlement procedures at its appraised price, and all phases of the timber removal will become the permittee's responsibility.



3. Prior to issuance of the permit, the successful bidder must submit a site and improvement plan prepared by technically-qualified landscape architects or site planners. The site plan must include a complete layout scheme for the entire area with indicated initial construction and improvement elements. The plan shall also include a layout scheme for all utilities, including particularly sewage disposal and water supply. A comprehensive plan for over-all development is desired.

Buildings as proposed shall be designed to meet high standards of strength, durability, beauty and utility. Design will be in character with commonly expected mountain developments adjacent to a winter sports facility and will also cater to summer tourists travel.

Buildings should generally be of simple lines, with the appearance suggesting or identifying the building with its function, and in conformity with Forest Service policies which do not allow prominent advertising signs. Buildings may be of frame, timber or stone construction alone, or in combination with other acceptable materials, including anodized aluminum roofing. Plans and specifications for all structures shall be prepared by a State-licensed architect. These structures will be designed to provide adequately for the safety and comfort of the public. The effect of deep snow and cold weather, together with wind factors associated with mountain passes and the 4,467 foot elevation, must also be considered in the architectural and engineering designs. Buildings should be laid out to best serve public needs, with close proximity to parking area and simplified snow removal in mind.

Particular emphasis will be given to fireproof construction and safety factors in the selection and installation of heating units, appliances, electrical wiring and electrical generators, as required. Benton County REA commercial power serves this area. Development of an adequate water supply for domestic use and fire protection must be part of initial plans for the project.

The design, plans, and specifications for construction, plumbing, mechanical and electrical installations, and fire and safety features, shall conform to State and County codes as well as to the National Building Code of the National Board of Fire Underwriters, or the Uniform Building Code of the Pacific Coast Building Officials Conference, or other applicable codes issued by nationally known authorities such as the National Electrical Code of the National Fire Protection Association. Local codes shall be followed if their minimum requirements are more stringent than those of national codes. The applicant shall provide with each plan, information indicating the authority or code complied with for each distinct phase of design.



## GENERAL INFORMATION

Award will be made to the bidder who in the judgment of the Forest Service is best qualified to construct and operate this facility, based on, but not limited to, evidence submitted covering items (a) through (f) below. The right to reject any or all bids is reserved.

(a) Character of Bidder.

Only those of good character and established reputation for honesty and integrity will be considered. At least three character references must be submitted with the bid.

(b) Financial Ability.

Bidders shall file evidence of financial ability to establish a development as proposed, establish and maintain inventories, and bear loss while public good will is developed. Statements of financial status and proposed means of financing will be furnished with the bid. Prior to the start of construction, the successful bidder will be required to meet specific financial requirements as stated in the special-use permit granted. See sample attached.

(c) Managerial Ability and Experience.

The successful bidder shall have had actual and successful experience in the operation of a similar enterprise or related business, or have within the active directorate of a corporation, such experience. The ability to meet and deal with the public in a friendly, hospitable manner is a prime requisite. The knowledge, experience and "know-how" are economic assets necessary to assure an equitable profit.

(d) Proposed Plan of Operation.

The bidder must submit a proposed plan of operation, describing the various services, facilities and structures he proposes to provide, the charge rates proposed, and a time schedule for completion of all planned initial construction.

In selecting the best qualified bidder, the Forest Service will give preference to plans showing complete long range development. The permit will specify the construction schedule minimum improvement requirements. Further completion of the plan may be made when public demand warrants, subject to the 5-year maximum. An integrated staged development is desired rather than temporary piecemeal construction.



(e) Fees.

As shown in the sample permit attached, the annual fee for this use will be based on the bid percentage of total net sales, with a minimum fee of \$300.00. See the sample permit for the definition of net sales. In the event of equal qualifications, the award will be made to the highest bidder. A bid of less than 1% of net sales will be rejected.

(f) Bonds.

1. The applicant must show proof of his ability to furnish a performance bond in a form acceptable to the Forest Service in the amount of \$10,000.00. The bond is to be furnished prior to issuance of the long-term permit.
2. Money order, bank draft, cashier's or certified check in the sum of \$1,000.00 made payable to "Forest Service, U.S.D.A." must accompany each bid, to be applied to the permit fee, retained for application to any actual damages suffered by the United States for the failure of the successful bidder to execute the permit, or refunded.

In order to have his plan qualify for consideration of the award of bid, the applicant must include in his plan his proposals for each of the three development items above listed. The items for optional development may be deferred until public demand and business opportunities warrant their consideration subject to the 5-year maximum. However, requirements in item 1 must be scheduled for completion by October 15, 1965, and item 2 must be scheduled for completion by November 30, 1966. Failure to perform the construction of required facilities by scheduled dates shall be conclusively presumed to constitute a breach of the conditions of the permit, and the permit shall be subject to termination. If the permit were so terminated, the permittee would be required to dispose of his improvements. Subsequent award to a new permittee would be made on condition that he accept the requirements of the prospectus and sample permit here offered, and upon approval by the Forest Service in accordance with clause 12 of the permit.

PERMIT

- A. The award will be made to the successful bidder by means of a letter notifying him of the acceptance of his bid by the Forest Service. Within 60 days of the award, a term special-use permit shall be prepared from the sample permit attached and shall be signed for acceptance by the successful bidder. The term will be 20 to 30 years as determined from investment needed. The term permit shall require the permittee to submit, prior to the start of any construction, a showing of financial resources sufficient to complete all required facilities, including proof of cash on hand available for construction.



- B. If sub-letting is contemplated, it must be approved in advance by the Forest Supervisor and be subject to such additional controls as are required in the public interest. Computation of the fee due the Government will include the total net sales and other income of all operations by third parties.

The Forest Service insists on strict compliance with all public safety, sanitation, and fire law regulations and ordinances.

#### SUBMISSION OF BIDS

All bids must be submitted in writing to the Forest Supervisor, Snoqualmie National Forest, Room 208, 905 Second Avenue Building, Seattle 4, Washington, on or before 2:00 p.m. on April 15, 1964. Incomplete bids will not be returned to the sender for addition of further information. Material submitted with bid will not be returned to the sender.

Bids submitted by companies or corporations must be signed by the appropriate executive officer, with the official address shown. An individual should sign his name and furnish the address of his place of residence or business.


The following is a summary of the information and data to be furnished:

- a. Reference as to character of person(s) applying.
- b. Evidence of general financial ability, financial statement, and ability to furnish \$10,000.00 bond.
- c. Evidence of public service business and managerial ability.
- d. A clear-cut statement, with timetable, showing:
  1. The improvements proposed for construction to meet requirements of this prospectus.
  2. The services to be offered the public.
  3. The applicant's site plan for the entire land area and improvements. Sketches, floor plans, and general specifications for each building.
- e. A bid on the fee to be paid.
- f. A cash deposit of \$1,000.00 as discussed under GENERAL INFORMATION above.



Further information regarding this prospectus may be obtained from the Forest Supervisor, Snoqualmie National Forest, 905 Second Avenue Building, Seattle 4, Washington, or the District Forest Ranger, Tieton Ranger Station. All interested parties are urged to visit the White Pass area and to study personally the site, surroundings, and their possibilities.

L. O. BARRETT  
Forest Supervisor



Enclosures