

Cabin Price Form

Cabin: Mesa Lakes Cabin B

Forest: Grand Mesa

A. Basic Facilities and Services*			B. Other Amenities and Setting		
Criteria	Points	Score	Criteria	Points	Score
1. Access Roads			1. Rec opportunities w/in walking dist.	2	2
a. 4x4/hike-in access only	-1		2. Rec opportunities nearby	1	1
b. Graveled/native surface 2WD accessible rd.	1	0	3. Boat launch	2	2
c. Paved road	2	2	4. Fishing pier/ platform available	2	2
d. Ease of approach	2	2	5. Designated swim or beach area	3	
2. Parking			6. Building is on the NRHP	2	2
a. Cleared only	1	0	7. Equestrian facilities such as corral, etc.	2	0
b. Leveled and surfaced	2	2	8. OHV access from facility	1	0
3. Water			9. Environmental Setting		
a. No Water Available on-site	-1		a. Large lake/river oriented	3	
b. Available in adjacent facilities	1		b. Small lake/river oriented	2	2
c. Outdoor hand pump or faucet	1		c. Scenic view	2	2
d. Showers	2	2	d. Opportunity for Solitudue	3	3
e. Hot Water	1	1	e. Adverse impact created by proximity to heavy traffic area or other detractive quality	-3	
f. Modern plumbing	4	4	10. Quality of Facilities and Amenities		
4. Toilet Facilities			a. One or two things need to be repaired/updated	-1	-1
a. Pit or vault toilet(s)	1		b. Several things need to be repaired/updated	-2	-1
b. SST vault or composting toilet(s)	2		c. Facility is in poor condition	-3	
c. Flush toilets	4	4	11. W/in 3 hrs of 1 million population	2	
5. Heat Source			12. At/near regional or National tourism draw	2	
a. Fireplace	1	0	13. Average Occupancy is > 70%	3	
b. Woodstove	2		B. Other Amenities and Setting Subtotal:		14
c. Propane/Gas Heat	3	0	C. Cabin Fee Schedule		
d. Electric Heat	3	3	TOTAL RATING = 48		
6. Garbage Service			Index Rating	Fee per Site	
a. Pack-it-In Pack-it-Out	0	0	0-9	\$20-50	
b. Garbage service provided	2		10-14	\$40-65	
7. Visitor Protection			15-24	\$60-80	
a. Respond to emergencies only	0		25-29	\$75-100	
b. Provide coverage during high use periods	1	1	30-40	\$90-150	
c. There is a level of presence to assure public safety and resource protection	1	1	41+	\$150+	
8. Lighting/Appliances			Fee from Index Rating:	\$150+	
a. No Lights/appliances	0		D. Other Providers	Date	12/14/2007
b. Propane lights	2		Other provider summary	Price	
c. Propane refrigerator	1	1			
d. Propane cook stove	1	1			
e. Modern electricity/appliances	4	4			
9. Basic Outfitting Needs					
a. Cookware and dishes provided	2	2			
b. Mattresses provided	2	2			
10. RV and Tent Spaces					
a. Non-level surface	1	0			
b. Leveled and surfaced	2	2			
c. Pull-through sites available	1				
A. Basic Facilities and Services Subtotal:		34	Average Price		
			Adjusted Recommended Fee and Rationale:		\$ 120
* Per REA, an expanded fee can be charged at Cabin rentals.			After looking at similar cabins on-line, the average market prices varies from \$90 to \$180. \$120 was chosen as the initial price, taking into account the competition with local private cabins market and the access to the bathroom, which is located in the basement.		

Enter any secondary fees below:	Price
Cost per extra Vehicle	
Cost per extra people	
Cost for firewood	

Other Comments