

Prospectus

Under which a special use permit will be open for competition for the operation of:

Public Wi-Fi with Helpdesk
within
Developed Campgrounds within
Land Between the Lakes National Recreation Area

Prospectus issued: January 7, 2026

Offers must be received by the USDA Forest Service no later than: 4:00pm CST
January 31, 2026

at

Land Between the Lakes National Recreation Area
100 Van Morgan Drive
Golden Pond, KY 42211

Or by email to dorian.chambers@usda.gov

Address questions to:

Dorian Chambers
Special Uses Program Administrator
Telephone: (270) 610-1822
Email: dorian.chambers@usda.gov

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I. Introduction

A. Opportunity

The United States Department of Agriculture, Forest Service (USDA FS) plans to issue a special use permit for five years for a Public Wi-Fi service with helpdesk within developed campgrounds within Land Between the Lakes National Recreation Area. Issuance of a permit is anticipated by May 1, 2026. The permit will authorize the holder the right to operate and provide the service for five years (including 2026). An annual operating plan will be required by February 1 of each year. A 365-day annual operation is required for Wranglers Campground, Hillman Ferry Campground, Piney Campground, and Energy Lake Campground.

The information in this prospectus is from generally reliable sources, but no warranty as to its accuracy is made. Each applicant is expected to make his/her own assessment of the business opportunity offered in this prospectus.

All applicants have an equal opportunity to apply.

The following individuals are excluded from applying: members of Congress, Resident Commissioners, and current Forest Service employees.

The USDA FS does not guarantee a profitable operation; applicants are responsible for reviewing the prospectus and determining business viability.

The USDA FS reserves the right to reject any or all applications and may rescind the prospectus at any time before the permit is issued.

The USDA FS is not obligated to accept the application with the highest return to the Government. The USDA FS reserves the right to issue the permit based on a trade-off between the fee to the Government and technical merit.

The USDA FS reserves the right to issue a permit based solely on initial applications without oral or written discussions.

The permit holder will operate/provide a public Wi-Fi service offered to all visitors to developed campgrounds within Land Between the Lakes. The permit holder will be responsible for providing all tools and equipment and necessary supplies to provide Wi-Fi. However, USDA FS provides internet services to each facility if available, including speed up to 1 GB. The holder may choose to utilize the government owned internet source or may choose to furnish their own. If the permit holder needs additional electric power or any other infrastructure provided by the USDA FS, it must be identified and agreed upon by both parties if the USDA FS will provide.

The permit holder will also be responsible for costs associated with maintenance and reconditioning of the service and helpdesk.

B. Selection Process

Overview of Selection Process

A selection panel made up of knowledgeable and experienced USDA FS personnel will evaluate each proposal package.

The selection of the permit holder will be based on the following criteria:

1. Financial requirements. Fees charged to visitors should be described in detail and meet requirements of prospectus application.
2. Qualifications. Extent of experience a company or individual has had in providing Wi-Fi and helpdesk services as required by the prospectus. General work experience (include websites, Facebook pages, Instagram and/or photos).
3. Operation and Maintenance Plan. Adequacy and appropriateness of labor, logistical support, quality control, and customer services proposed.
4. Fees due to the Government. Propose a fee at a percentage of total gross revenue due to the Government.

C. Instructions for Submitting Applications

Applications must be postmarked no later than January 31, 2026.

Interested parties should submit applications to:

Land Between the Lakes National Recreation Area
c/o Dorian Chambers
100 Van Morgan Drive
Golden Pond, KY 42211

Or by email at dorian.chambers@usda.gov

Applicants must submit their proposal and supporting documents in writing. All unsuccessful applicants' proposals and supporting documents will be destroyed after the appropriate appeal period. Portions of the selected applicant's package will become part of the special-use permit. If information is missing or incomplete, the result will be a lower score with respect to the evaluation criteria to which the information pertains. Please ensure that all requested items are submitted.

Any oral statement made by a representative of the USDA FS shall not modify or supersede the requirements of this prospectus. In the event that a contradiction exists between this prospectus and the special-use permit, the special-use permit terms will supersede the prospectus.

Applicants should directly address each of the evaluation criteria and should consider the following information:

1. The proposal should be a written document that addresses and describes in detail the applicant's proposed operation in conjunction with the recreation sites offered. The proposal should address all the items outlined in Chapter IV, The Holder's Operating Plan, and Chapter V, Concession Income and Expenses.

Suggested Format for Submission

Applicants for special use permits will submit, in written form, the information listed below. The suggested format is listed below. This information is subject to verification by the USDA FS and additional supporting data may be required.

1. Introduction (Name of Company).
2. Proposed Operating Plan.
3. Pricing structure.
4. References: List three references from similar services provided.

The Business Plan and Business Plan Requirements

A. Who Will Perform the Work. Applicants should specify whether the applicant will perform the operation, or if a third party will be used. Should a third party be used, identify the entity to be used, their address, and the individual who will be responsible for any of the operational aspects of the service. Also describe his/her relevant experience. Note: The permit holder shall be responsible for all work performed or activities conducted by third parties, including liability associated with such activities.

B. Applicable Business Experience. Include a detailed explanation of experience relating to the operation of public Wi-Fi and helpdesk services. (Include websites, Facebook pages, photos, Instagram, previous flyers and announcements, etc.)

C. Operating Plan. Describe in detail how you will operate and maintain services relative to the following items.

- i. Proposed hours of operation.
- ii. Fee collection. How will this be approached? What controls will be provided to record payment for government fee calculation?
- iii. Maintenance and trouble-shooting plan. How will maintenance be managed and achieved?
- iv. Pricing for use
- v. Helpdesk
- vi. Advertising

D. Fees. List fees to be charged to the public for proposed service.

E. Government Furnished Property. The permit will include the operation of public Wi-Fi service with helpdesk, which includes the following government furnished property and equipment.

- i. Fiber optic internet supply at 250 mb to 1GB speed if available
- ii. Dark fiber strand if available

Whom to Contact for Information:

Prospective applicants are urged to consult with Dorian Chambers at LBL, (270) 610-1822 or dorian.chambers@usda.gov regarding questions related to the offering in this prospectus, permit conditions, operations of the recreation site, or other related submittal requirements. A site visit of the facilities will be granted upon request.

II. USDA Forest Service Site Description

There are four large, developed campgrounds at Land Between the Lakes--one on the northernmost end, two centrally located and one on the southernmost end. Average visitation for Land Between the Lakes from 2020-2024 was 578,120 campers.

III. USDA Forest Service Programs and Policy

- A. **Accessibility-** The permit holder is responsible for making a best effort in offering programs that meet the needs of all individuals. The Forest Service may offer guidance if needed.
- B. **USDA Forest Service Identity-** The USDA Forest Service will be mentioned and identified in all brochures and advertisements.

1. Special Use Permit to be Issued

The holder will be required to comply with the special-use permit, FS-2700-4, "Special-Use Permit." The permit is not renewable beyond its expiration date. Once the permit expires, continuation of the permitted activity is at the sole discretion of the Authorized Officer. A sample permit is available upon request.

The Holder must conduct the day-to-day activities authorized by this permit.

The Holder will be responsible for providing all items needed to maintain and operate the requested service supplied to recreation facility listed in this prospectus, and to the standards specified in this prospectus.

IV. Holder's Operating Plan

The following chapter describes minimum requirements of the Holder's Annual Operating Plan, regarding the operating season, staffing, and services provided. Applicants are required to propose how they will meet or exceed the minimum requirements described in this section. The USDA FS will use information the applicant provides in this chapter to rate the applicant against the "Proposed Operating Plan" evaluation criteria. The successful applicant's

proposal will become a part of his/her Annual Operating Plan. A sample operating plan is available upon request.

A. Operation Dates- Wi-Fi service will be provided 24 hours per day, 365 days per year, unless otherwise agreed upon by the USDA FS and the successful applicant.

B. Holder Maintenance and Reconditioning (M&R)- The Holder shall be required to perform routine system maintenance. The Holder shall specify how these tasks will be accomplished.

C. Pricing- The holder will be responsible for providing a quality service to the public at a fair market value price. A distinct separation, evident to the public, shall be maintained between the activities and management of the permit holder and those of the USDA FS.

The holder must meet the requirements of State and Federal laws governing employment, wages, worker safety, etc. Applicable laws include, but are not limited to, laws governing equal opportunity, civil rights, fair labor standards, minimum wage, workers compensation, OSHA regulations, ADA, and immigration laws regarding employment of non-citizens.

D. Helpdesk- The holder shall take any measures necessary to provide customer focused assistance and troubleshooting to users.

E. Advertising- The holder shall accurately represent the accommodation and services provided to the public within the permit area in all advertisements, signs, brochures, and any other materials. The fact that the permit area is located on the Land Between the Lakes NRA shall be made readily apparent in all advertising and signing.

V. Income and Expenses

A. Income Estimates

1. Pricing Policies- Applicants should describe their pricing policies.
2. Other Services, Fees and Vendors- Applicants should describe any special services or rentals proposed to be provided, fees charged for those services, etc.

B. Expense Estimates

1. Fee to the government- Applicants should identify the fee proposed to the Government, as outlined in Chapter I, Submission of Applications.
2. Included Free Wi-Fi to Camp Host Sites at each Campground, including intern trailer at Hillman Ferry and Piney Campgrounds.
3. Included Free Public Wi-Fi at each Campground Outpost during designated operating hours only, with limited speeds to manage usage.

VI. Evaluation Criteria

Each applicant's proposal package will be evaluated against the evaluation criteria by a selection panel made up of knowledgeable and experienced USDA FS personnel. Scores, based on relative importance of criteria and professional judgment, will determine the applicant(s) best suited to provide the highest level of overall customer service, operation and maintenance.

During the evaluation process, the panel may contact any references listed by the applicant(s), including all local, State, or Federal entities that have issued the applicant(s) a current or past permit. The panel will make a recommendation (or recommendations) to the Authorized Officer regarding to whom the special-use permit should be awarded. The Authorized Officer will make the final selection decision. All applicants will be notified of the successful applicant(s) within 30 days of the application submission deadline, via Certified Return Receipt letter.

The USDA FS reserves the right to decline to issue a special-use permit as a result of this prospectus if, in the opinion of the selection panel and the Authorized Officer, none of the proposals receives a high enough rating to assure quality customer service, operation, and maintenance of the offered recreation site. The USDA FS is not obligated to accept the application with the highest return to the Government. The USDA FS reserves the right to reject any and all applications.

The following are the evaluation criteria.

1. Proposed Operating Plan provisions.
2. Business experience.
3. Fees charged to the public.

Sample Special Use Permit

Auth ID: LBLXXX

FS-2700-4 (V.07/2012)

Contact ID:

OMB No. 0596-0082

Expiration Date:

USDA, Forest Service	FOREST SERVICE USE TYPE 181		
SPECIAL-USE PERMIT	DATE RECEIVED	ISSUE DATE	EXPIRATION DATE
(Ref.: 36 CFR 251)			
Authority: Land Between the Lakes ppPpProtection Act 16 US CODE SEC 460(iii)	REG. / FOR. / DIST.	AUTH. ID.	STATE / COUNTY
	0860		KY/ Trigg

PART I

1. HOLDERS INFORMATION:

Name of Group:

Name of Contact:

Address:

Phone:

Corporate Tax ID or SSN:

E-mail Address:

Printed Name:

Signature: _____

Date:

18 U.S.C. § 1001 makes it a crime for any person knowingly and willfully to make to any department or agency of the United States any false, fictitious, or fraudulent statements or representations as to any matter within its jurisdiction. Anyone who knowingly or willfully makes or uses any false writing shall be fined not more than \$10,000 or imprisoned not more than five years, or both.

PART II - PERMIT

1. This permit is issued for the operation of for fee Wi-Fi service available for all visitors to any or all developed campgrounds within Land Between the Lakes NRA. The permit holder will be responsible for providing all tools and equipment and necessary supplies to provide Wi-Fi. However, the USDA FS provides fiber optic internet services to each facility. Use under this permit shall begin on the 1st of May 2026. This permit is for XXXX years. At the sole discretion of the Authorized Officer, the permit term may be extended up to XXXX years by amendment or reissuance based on sustained satisfactory performance or administrative need. Expiration of this permit shall not require notice, a decision document, or any environmental analysis or other documentation.
2. The fees must be determined within 30 days of conclusion of each quarter; the holder shall submit records of gross revenue collected for reconciliation for fees due the United States.
3. XXX Wi-Fi Co. (the holder) is hereby authorized to use, subject to the terms of this permit, National Forest System lands, Land Between the Lakes (LBL) National Recreation Area (NRA), each of four developed campgrounds' fiber optic internet at 250 mb to 1GB of speed.
4. The holder is authorized to conduct the following activities and install the following improvements in the permitted area to provide, to the public, reliable, high-quality Wi-Fi with helpdesk for campground visitors and hosts alike.
5. The holder shall conduct the authorized activities according to the attached approved plans and specifications, Exhibit(s). The holder shall not install any improvements not specifically identified and approved above or in exhibits.
6. No soil, trees, or other vegetation may be destroyed or removed from National Forest System lands without specific prior written permission from the Authorized Officer.
7. The holder shall comply with all Federal, State, county, and municipal laws, ordinances, and regulations, which are applicable to the area or operations covered by this permit.
8. The holder shall maintain the improvements and premises to standards of repair, orderliness, neatness, sanitation, and safety acceptable to the Authorized Officer. The holder shall fully repair and bear the expense for all damages other than ordinary wear and tear, to National Forest System lands, roads and trails caused by the holder's activities.
9. The holder has the responsibility of inspecting the use area and adjoining areas for dangerous trees, hanging limbs, and other evidence of hazardous conditions, which would pose a risk of injury to individuals. After securing permission from the Authorized Officer, the holder shall remove such hazards.

10. The holder shall be liable for any damage suffered by the United States resulting from or related to use of this permit, including damages to National Forest resources and costs of fire suppression.

11. The holder shall hold harmless the United States from any liability from damage to life or property arising from the holder's occupancy or use of National Forest System lands under this permit.

12. The holder agrees to always permit the free and unrestricted access to and upon the premises for all lawful and proper purposes consistent with the intent of the authorization or with the reasonable exercise and enjoyment by the holder of the privileges thereof.

13. This permit is subject to all valid existing rights and claims outstanding in third parties.

14. This permit may be revoked or suspended upon breach of any of the conditions herein or at the discretion of the Authorized Officer. Upon expiration or revocation of this authorization, the holder shall immediately remove all improvements except those owned by the United States, and shall restore the site within 7 days, unless otherwise agreed upon in writing. If the holder fails to remove the improvements, they shall become property of the United States, but that will not relieve the holder of liability for the cost of their removal and restoration of the site.

15. This permit is a license for the use of Federally owned land. It does not grant any interest in real property. This permit is not transferable. Upon approval of the Authorized Officer, the holder may enter into agreements with third parties to exercise the rights and privileges granted by this authorization.

16. The holder is required to comply with standards for adequacy and type of services set out in the attached operating plan.

17. Gambling or gambling machines or devices will not be permitted on National Forest System lands regardless of whether or not they are lawful under State law or county ordinances.

18. The holder, in advertisements, signs, brochures, letterheads, and like materials, as well as orally, shall not misrepresent in any way, either the accommodations provided, the status of the authorization, or the area covered by it or the vicinity. The fact that the permitted area is located on the National Forest shall be made readily apparent in all formats of the holder's brochures and advertising regarding the use and management of the area and authorized facilities.

19. Pursuant to 31 U.S.C. 3717, et seq., interest shall be charged on any fee amount not paid within 30 days from the date the fee or fee calculation financial statement specified in this authorization becomes due. The rate of interest assessed shall be the higher of the rate of the current value of funds to the U.S. Treasury (i.e., Treasury tax and loan account rate), as prescribed and published by the Secretary of the Treasury in the Federal Register and the Treasury Fiscal Requirements Manual Bulletins annually or quarterly or at the Prompt Payment Act rate. Interest on the principal shall accrue from the date the fee or fee calculation financial statement is due. In the event the account becomes delinquent, administrative costs to cover processing and handling of the delinquency will be assessed.

1. A penalty of 6 percent per annum shall be assessed on the total amount delinquent in excess of 90 days and shall accrue from the same date on which interest charges begin to accrue.

2. Payments will be credited on the date received by the designated collection officer or deposit location. If the due date for the fee or fee calculation statement falls on a non-workday, the charges shall not apply until the close of business on the next workday.

3. Disputed fees are due and payable by the due date. No appeal of fees will be considered by the Forest Service without full payment of the disputed amount. Adjustments, if necessary, will be made in accordance with settlement terms or the appeal decision.

4. If the fees become delinquent, the Forest Service will:

Liquidate any security or collateral provided by the authorization.

If no security or collateral is provided, the authorization will terminate, and the holder will be responsible for delinquent fees as well as any other costs of restoring the site to its original condition including hazardous waste cleanup. Upon termination or revocation of the authorization, delinquent fees and other charges associated with the authorization will be subject to all rights and remedies afforded the United States pursuant to 31 U.S.C. 3711 et seq. Delinquencies may be subject to any or all the following conditions:

Administrative offset of payments due to the holder from the Forest Service.

Delinquencies more than 60 days shall be referred to United States Department of Treasury for appropriate collection action as provided by 31 U.S.C. 3711 (g), (1).

The Secretary of the Treasury may offset an amount due the debtor for any delinquency as provided by 31 U.S.C. 3720, et seq.

20. For the purpose of administering this permit (including ascertaining that fees paid were correct and evaluating the propriety of the fee base), the holder agrees to make all of the accounting books and supporting records to the business activities, as well as those of subleases operating within the authority of this authorization, available for analysis by qualified representatives of the Forest Service or other Federal agencies authorized to review the Forest Service activities. Reviews of accounting books and supporting records shall be made at dates convenient to the holder and reviewers. Financial information obtained shall be treated as confidential as provided in regulations issued by the Secretary of Agriculture. The holder shall retain the above records and keep them available for review for 5 years after the end of the year involved, unless disposition is otherwise approved by the authorized officer in writing.

21. Appeal of any provisions of this authorization or any requirements thereof shall be subject to the appeal regulations at 36 CFR Part 214, or revisions thereto.

22. This permit is accepted as subject to the conditions set forth herein, including any conditions in any exhibits attached to and made part of this authorization.

23. The above clauses shall control if they conflict with additional clauses or provisions.

24. Nondiscrimination

1. The holder and its employees shall not discriminate against any person on the basis of race, color, sex (in educational activities), national origin, age, or disability or by curtailing or refusing to furnish accommodations, facilities, services, or use privileges offered to the public generally. In addition, the holder and its employees shall comply with the provisions of Title VI of the Civil Rights Act of 1964 as amended, Section 504 of the Rehabilitation Act of 1973, as amended, Title IX of the Education Amendments of 1972, as amended, and the Age Discrimination Act of 1975, as amended.
2. The holder shall include and require compliance with the above non-discrimination provisions in any third-party agreement made with respect to the operations authorized under this permit.
3. The Forest Service shall have the right to enforce the foregoing nondiscrimination provisions by suit for specific performance or by any other available remedy under the laws of the United States or the State in which the violation occurs.

25. Equal Access to Federal Programs.

In addition to the above non-discrimination policy, the holder agrees to ensure that its programs and activities are open to the general public on an equal basis and without regard to any non-merit factor.

26. Regulating Services and Rates.

The Forest Service shall have the authority to check and regulate the adequacy and type of services provided the public and to require that such services conform to satisfactory standards. The holder may be required to furnish a schedule of prices for sales and services permitted by the authorization. Such prices and services may be regulated by the Forest Service: Provided, that the holder shall not be required to charge prices lower than those charged by comparable or competing enterprises.

27. Advertising.

The holder, in advertisements, signs, circulars, brochures, letterheads, and materials, as well as orally, shall not misrepresent in any way either the accommodations provided, the status of the authorization, or the area covered by it or the vicinity. The fact that the permitted area is located on the National Forest shall be made readily apparent in all the holder's brochures and print advertising regarding use and management of the area and authorized facilities.

I have read and understand the terms and
conditions and agree to abide by them.

U.S. DEPARTMENT OF AGRICULTURE
Forest Service

By: _____

Authorization is granted:

Holder Name: _____

By: _____

Title: _____

Name: James R. McCoy

Date: _____

Title: AREA SUPERVISOR

Date: _____