

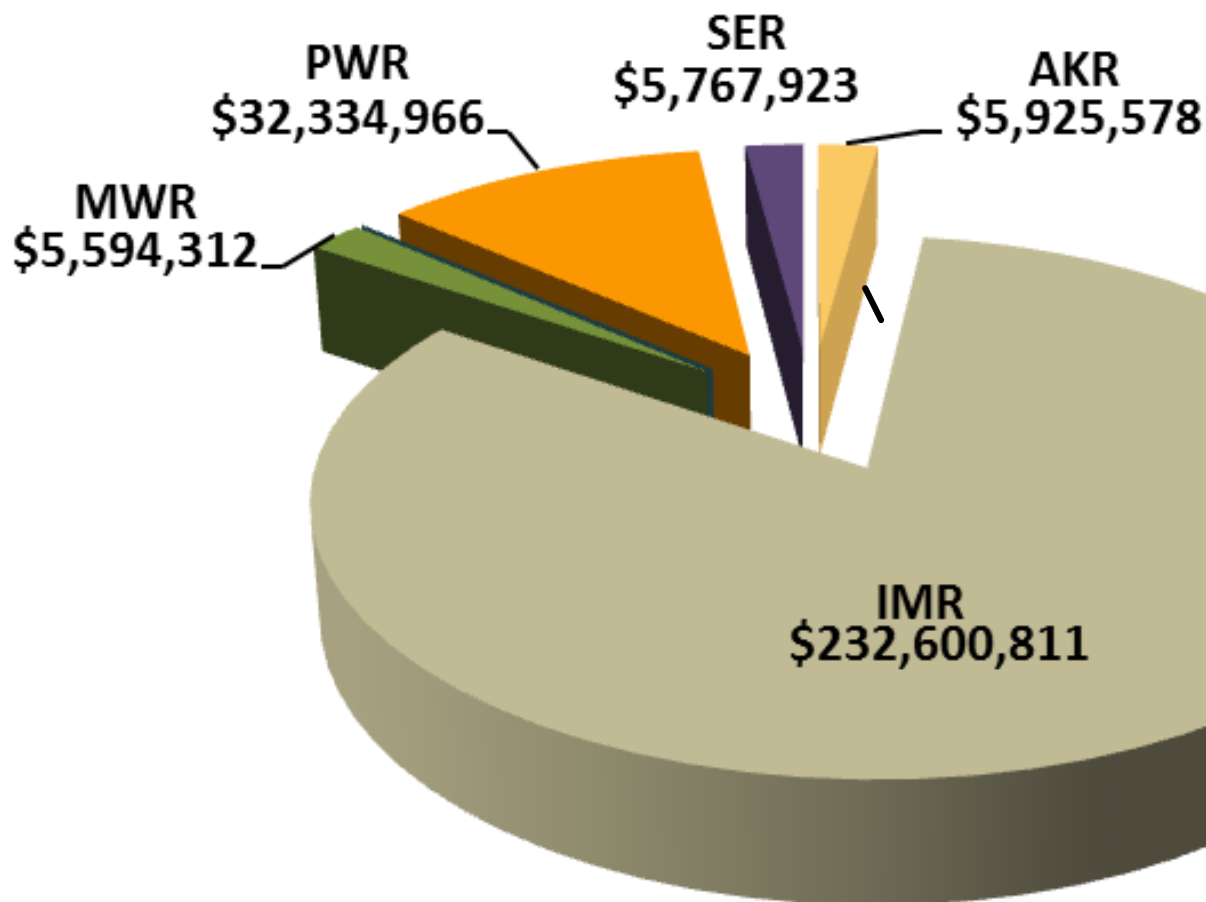
National Park Service  
U.S. Department of the Interior  
Commercial Services Program



# Leasehold Surrender Interest

Deb Harvey  
Chief, Asset Management

# LSI Balances by Region



As of 3/13/2017 NCR and NER have \$0 LSI - Servicewide Total is \$282,223,590  
Additional \$182,000,00 LSI authorized.

# LSI Review Process



- Objectives of the WASO evaluation
  - Ensures LSI is credited in a consistent manner
  - Ensures LSI is credited in accordance with the contract terms
  - Ensures NPS has the proper documentation for the administrative record

# LSI Review Process



- Determine activity's LSI eligibility
  - Does the Concessioner have a LSI contract (Category I contract awarded under the 1998 Act)?
  - Does the activity constitute construction of a Capital Improvement?
  - How was the Capital Improvement funded?
  - Was the activity contractually required and approved (in advance)?

# LSI Review Process



- “Establishment of LSI Crediting Policy”, January 5, 2009
  - WASO review all new construction or major rehabilitation projects
  - Concessioner submits project documentation to park
    - CPA certification capitalized costs
  - Park submits project documentation to WASO
  - WASO establishes LSI credit value
  - Park issues project close out letter with LSI credit value

# LSI Review Process



- Required Documentation for New Construction or Major Rehabilitation LSI Credit Reviews
  - Concessioner letter requesting LSI credit
  - Concessioner's CPA certification
  - Summary of project expenditures
  - Copies of all invoices
  - Listing of all Fixture replacements or installations

# LSI Review Process



## LSI Workbook Project Summary

Version 2008.03

**Note**

This workbook is intended as a tool to be used to record and analyze CFIP-related expenses. Any reference made to 'LSI' within this tool does not imply an LSI-eligible status of any expense item or group of expense items. The LSI eligibility of expenses is only confirmed once all expenses have been reviewed at the completion of the CFIP project, and approval has been granted by the park superintendent.

<b>Contract</b>	WOND002-08
<b>Project</b>	33183
<b>Concessioner</b>	Falls Services, Inc.
<b>Contact</b>	A. Wickham
<b>Construction end</b>	11/1/2007
<b>Project Type</b>	Major Rehabilitation

<b>Total Submittal<sup>1</sup></b>	\$ 1,863,674	\$ 3,822,359	\$ 5,686,033
<b>less Ineligible CFIP total<sup>2</sup></b>	\$ -	\$ 69,369	\$ 69,369
<b>CFIP eligible total</b>	\$ 1,863,674	\$ 3,752,990	\$ 5,616,664
<b>less non LSI-eligible costs<sup>3</sup></b>	\$ 134,713	\$ 228,713	\$ 363,426
<b>Possible eligible direct/indirect costs</b>	\$ 1,728,961	\$ 3,524,277	\$ 5,253,238

<b>Estimated Remaining Costs</b>	\$ -
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<b>LSI Credit Amount</b>	\$ 5,253,238
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	<b>Fixtures</b>
<b>Possible fixture items</b>	\$ 331,597
<b>less original LSI value of fixtures</b>	\$ -
<b>Total possible fixtures</b>	\$ 331,597

**Notes**

1. CFIP amount specified in the concession contract, inflation adjusted
2. Concessioner identified \$69,369 of invoices were not for work on this CFIP and should be removed

# LSI Review Process



- “Establishment of LSI Fixture Replacement Crediting Policy”, June 16, 2009
  - Superintendent “pre-approves” fixture replacements
  - Concessioner reports fixtures replacements annually to Superintendent on Fixture Replacement Report (FRR)
    - CPA certification capitalized costs
    - Receipts and invoices
  - Park reviews FRR for completeness
  - WASO reviews FRR and establishes the LSI credit value



# LSI Review Process



## WASO Reviewed FRR

- WASO reviews the report and populates the “WASO Use Only” section
- WASO returns the FRR to the park
- The park returns the FRR to the concessioner