

Additional Questions – SUP-BP #02-25 (Oleta/Mizell-Johnson State Parks)

1. Can we get a list of kitchen equipment in both locations?

- a. Oleta: Grill, bun fridge under grill, flat grill with two burners and an oven (Oven doesn't work), salad counter fridge, and top door freezer
- b. Mizell: Walk in Freezer and Fridge, Three-Compartment Sink, Large Ice Machine, Exhaust Hood with Fan, Solar Water Heater, Canopy over deck, Canoe/Kayak Racks.

2. What kitchen equipment is currently not functioning?

- a. Oleta: Only the oven under the flat grill with two burners.

3. Can we get measurements of current kitchen spaces – length and depth of cook line, hoods, prep area, service area?

- a. Oleta: Estimated cook/prep/service area 12'x24', hood size unknown.
- b. Mizell: Estimated cook/prep/service area 21'x10', hood size unknown.

4. Is kitchen equipment gas or electric?

- a. Oleta: Gas
- b. Mizell: Gas

5. Can we get details on utility areas – dish machines or 3 compartment sinks? Are these machines owned or leased by the Department?

- a. Oleta: There are no machines. There is a three compartment sink in the back of the kitchen and a one compartment sink in the front.
- b. Mizell: Three-Compartment Sink owned by the department

6. What kitchen equipment is owned by the State vs. the current concessionaire?

- a. Oleta: Everything is owned by the state.
- b. Mizell: NA see question 1 unable to obtain for Mizell-Johnson SP.

7. How many walk-in cooler/refrigerators are there between all the F&B locations and how old are they?

- a. Oleta: There are two walk in coolers. One freezer and one cooler. Not exactly sure on age.
- b. Mizell: A large walk-in freezer and fridge.

8. How many F&B related tables and chairs are there between the two parks and who owns them?

- a. Oleta: There are 8 tables under cover, 10 tables outside, 5 small and large.
- b. Mizell: None.

9. When was the last health inspection/fire inspection at both Parks?

- a. Oleta: Three months ago.
- b. Mizell: Nov 14, 2024

10. What is the age of the HVAC system for each kitchen?

- a. Oleta: Not sure of the age, but both are currently working.
- b. Mizell: None at Mizell-Jonson SP, they have small window AC in the office only.

11. Which locations specifically would require alcohol permits?

- a. All that wish to sell alcohol.

12. Can we get a full asset list of all personal property?

- a. Oleta: Two trailers, new chairs and some fixtures that belong to sublease.
- b. Mizell: None

13. Can we get an asset list of all personal property that will stay on site after the new concession agreement starts?

- a. Oleta: Kitchen equipment, chairs and tables.
- b. Mizell: NA

14. Is there a list of code deficiencies related to the Blue Moon Outdoor Center?

- a. See below

1. ELEVATOR/ESCALATOR/ETC.

5TH NOTICE OF VIOLATION Handicapped elevator/chair lift without valid inspection certificate NFPA

1 11.3.4.1

Violation open date: 02/04/2025

Required compliance date: 03/06/2025

2. EXIT LIGHTS INOPERABLE EMERGENCY MODE

Exit light combo unit not working on D/C power within the showroom floor. NFPA 101 7.10.5.1*

Violation open date: 02/04/2025

Required compliance date: 03/06/2025

3. EMERG LIGHTS NOT OPERATIONAL, OR PRESENT

Emergency light combo unit not working on D/C power on the showroom floor. NFPA 101 7.9.2.1

Violation open date: 02/04/2025

Required compliance date: 03/06/2025

4. EMERG LIGHTS NOT OPERATIONAL, OR PRESENT

2nd NOTICE OF VIOLATION Emergency lighting not working on D/C power and or broken on the front

and the rear exterior stairs NFPA 101 7.9.2.1

Violation open date: 02/04/2025

Required compliance date: 03/06/2025

5. MEANS OF EGRESS

Storage and mechanical equipment under rear exterior egress stair. NFPA 101 7.2.2.5.3.1

15. What building codes would be applied to the new cabins?

- a. Florida Building Code, and the North Miami, Florida - Code of Ordinances, Chapter 5 - BUILDING STANDARDS AND REGULATIONS ARTICLE II. - BUILDING STANDARDS

16. If cabins are replaced, does the Department want the style to remain the same?

- a. No

17. At the Mandatory Meeting the Department spoke about replacing the cabins at Oleta River State Park, yet the final Business Plan Packet omits this project from its identified capital improvements projects. Is cabin replacement an identified capital improvement project?

- a. This can be presented in proposals and negotiated in proposal presentations.

18. Another capital project identified in the Business Plan Packet and discussed at the meeting is a new concession building at Oleta River State Park. Is this meant

to be a replacement for BL#138058? Are there structural problems with that facility?

- a. It is not meant to be a replacement but additional space for concession needs. There are no known structural issues.

19. Is the sewer service at the two parks municipal or septic?

- a. Municipal

20. Can you provide information regarding what Miami-Dade County will allow for permitting to build new concession buildings at Oleta?

- a. Please check with the county.

21. What construction projects or plans are expected to be conducted by DEP for Oleta in the next 3 years, or longer if applicable? If any, when are those projects scheduled to be completed?

- a. Road repair. Estimated completion 2/4/26.

22. What construction projects or plans are expected to be conducted by DEP for Mizell in the next 3 years, or longer if applicable? If any, when are those projects scheduled to be completed?

- a. Beach and sand improvement. Estimated completion 7/28/25.
- b. Culvert work. Estimated completion 12/30/25.
- c. Erosion repair Dania Canal. Estimated completion 12/30/26.
- d. Pedestrian bridges repair. Estimated completion 6/27/25.
- e. Repair pier. Estimated completion 8/1/25.
- f. Replace residence. Estimated completion 6/30/25.
- g. Restroom improvements. Estimated completion 9/30/25.
- h. Seawall improvements. Estimated completion 6/24/25.

23. Are there any plans or intentions to limit park attendance for entry? And/or will there be a timed entry reservation system implemented? Is there a current unit management plan that would restrict total population to the parks?

- a. There are no plans to do this currently.

24. Are there any plans that would disrupt beach access or usage such as beach dredging, or other state/county projects?

- a. Please check with the county/state departments who oversee this.

25. Who is the current Wi-Fi provider for both locations?

- a. AT&T

26. Is the washer/dryer at Oleta controlled by the Dept of Blind?

- a. Currently Division of Blind Services does not have a contract at Oleta River State Park

27. Is tram or golf cart service for guests allowed on the beach?

- a. No

28. What is the vision for ferry services at Oleta? What Water Authority has jurisdiction at both parks in regard to docks and marinas?

- a. Open to discussion having ferry to island for events and possibly tours along the Oleta River.

29. Are scuba/snorkels tours offered now? If so, is it a 3rd party?

- a. Not currently offered.

30. Is there office space at both park locations?

- a. Yes.

31. For the temporary building at Oleta, is this location to serve camping check in? Would DEP want a permanent building?

- a. We do not know the building being referenced

32. For Oleta, what are the three most important capital/real property projects in the view of the DEP ranked from 1 to 3?

- a. New concession building adjacent to Outdoor Center
- b. Outdoor center improvements
- c. Blue Marlin Fish House improvements

- d. Cabin replacement may be included in capital improvements depending on the type of structures provided
- 33. For Mizell, what are the three most important capital/real property projects in the view of the DEP ranked from 1 to 3?**
- a. Concession building renovation with an emphasis on restroom and kitchen updates
 - b. Kayak Rental area improvements
- 34. At Oleta, is the DEP open to a new concept of camping vs. re-constructing existing cabins?**
- a. Yes.
- 35. At Oleta regarding the restaurant. Is this location open all week year round? What are the current hours of operation? Is there adequate lighting for the evening hours? Is there an active beer/wine license? Are the utilities transferable?**
- a. Yes, it is open year round. Current hours are 9am-sunset. Additional lighting can be proposed. Yes, there is an active alcohol license. Yes, utilities would be transferred.
- 36. At Mizell, regarding the concession building renovation, is this for the restaurant area? Is there room to enlarge?**
- a. Yes. Enlargement can be proposed and will be subject to county and Department approval.
- 37. At Mizell, is it the vision of the DEP for the rental concession building to be rebuilt?**
- a. We will consider all proposals that improve visitor services.
- 38. At Mizell, what is the number of kayaks, canoes, and SUPs permitted? Can it be greater than the number specified in the contract?**
- a. Amount and location of rental equipment is subject to approval from the Contract Manager.
- 39. At Mizell, is there beach erosion that needs to be addressed? What other upgrades are required?**
- a. We do not anticipate Concessionaire involvement in any erosion projects.
- 40. At Mizell, there are two allotted dock slips, is there availability for more?**

a. Not at this time.

41. At Mizell, are there canoe/kayak racks owned by the DEP? If so and replaced can this be considered towards capital improvement project?

a. It's anticipated that the current racks will remain. Future replacement or improvement may be considered as capital improvements.

42. At Mizell, is the pavilion allowed to have a detachable enclosure?

a. This could be proposed.

43. At Mizell, how many days in the past 5 years has the park been closed due to flooding?

a. Unknown

44. At Oleta, how many days in the past 5 years has the park been closed due to flooding?

a. Unknown

45. Are there any specific permitting pathways or fast track processes for concessionaire led capital improvements within the parks?

a. None that we are aware of.

46. Can you confirm what permitting agency has final jurisdiction over structures built adjacent to or expanding from current state park buildings at Oleta River State Park (DEP, City, County)?

a. The respective county each park resides in would have jurisdiction, and all structures would need to be approved in writing by the Department.

47. Is the park willing to provide detailed site maps with utility line locations and property setbacks to guide our construction planning?

a. We would be willing to provide these if they are available.

48. Can past and present architectural plans be released for both parks made by the current concessionaire BG Signature?

a. Proposed projects/plans will be uploaded to the Call For Business Plans Page.

49. At Oleta River State Park, what is the exact square footage the department is willing to allow for expansion adjacent to the current concession building to build the new rental/retail/visitor lounge facility?

a. This can be negotiated.

50. Are there any height restrictions or building code limitations at either park?

a. Please check with the respective counties. All plans will also need to be approved by the Department.

51. Will the Department provide any capital contribution or matching funds for park enhancing public amenities such as a playground of some kind that the concessionaire is willing to partially fund?

a. Use of public funds and private funds would need to remain separate.

52. Will the Department provide staffing for daily upkeep of public amenities built by the concessionaire?

a. We would need more information.

53. Is there any available access to state grant funding or planning assistance for sustainability focused initiatives?

a. Unknown

54. Will the Department assist in the promotion of events and programming via park newsletters, social channels, or press releases?

a. Yes.

55. Can we confirm whether pavilion rentals will remain under a commissionable revenue structure if we assume full booking and operational management?

a. This can be negotiated.

56. Are there any future plans for utility upgrades (water/sewer/electric) at either park that we should align with in our planning?

a. None currently.

57. Will the Department permit use of solar or battery powered systems for lighting, mobile POS stations, or outdoor food cart operations?

a. Yes, if it meets the County and Department guidelines.

58. How many times in 2024 was the Oleta River closed for recreational rentals due to waterway spillage or contamination events (sewer overflows, chemical discharges)?

a. Roughly 4-10 occurrences.

59. Can we receive access to any formal incident reports or DEP notifications tied to these closures for our internal risk and planning assessment?

a. We do not do incident reports on these closures.

60. During the 2019-2020 pipe repair near 163rd Street, how long was the Blue Marlin Fish House closed?

a. Unknown

61. Was financial compensation or reimbursement provided to the state or to BG Florida Parks for loss of operations during the closure?

a. Unknown

62. Can we obtain documentation or a financial summary related to insurance claims, reimbursements, or any relief funds provided during the pipe incident?

a. We do not have such documents.

63. Is there a current list of internal park improvements (infrastructure, environmental, recreational) that the Department plans to execute but that are not included in the most recent Unit Management Plan?

a. Please see questions/answers 21 and 22.

64. Will those improvements affect areas of concessionaire operations, and are timelines available?

a. Level of direct affect are unknown until all proposed services are solidified. Estimated completion dates are listed in response to questions 21 and 22.

65. Can Oleta River State Park grant approval for the operation of motorized pontoon boats from the Blue Marlin Fish House kayak launch area?

a. No.

66. If not currently allowed, what is the process or permitting agency involved in obtaining authorization?

a. We are not aware of such a process.

67. How many full-time and seasonal park rangers are assigned to:Oleta River State Park? Dr. Von D. Mizell–Eula Johnson State Park?

- a. Oleta: approximately 13, with seasonal numbers varying based on needs.
- b. Mizell: approximately 16, with seasonal numbers varying based on needs.

68. Will there be dedicated ranger support available during after-hours programming or special events?

- a. After-hours rangers can be available, but not guaranteed. Payment for rangers for after-hours events will fall to the concessionaire.

69. Is the Department open to designating a space at Dr. Von D. Mizell–Eula Johnson State Park for onsite concessionaire housing (e.g., a small RV pad, caretaker residence, or utility-access cabin)?

- a. No.

70. Are there any active lawsuits that the concessionaire is involved in due to any services provided or personal injury that occurred in the concession grounds?

- a. Unknown.

71. Given that Florida State Parks do not currently offer traditional shooting ranges but the Florida Fish and Wildlife Conservation Commission (FWC) does operate select facilities across the state, we would like to clarify:

- 1) Is this type of recreational service categorically restricted under Florida State Park policy, or can exceptions be made under certain conditions (environmental clearance, limited access, supervised operation)?
- 2) If allowable in concept, would approval of such an activity require a formal review, advisory committee recommendation, or a public vote?
- 3) Does the Department or Park Service have any existing policy or precedent against incorporating recreational ranges, even if they are low-impact and non-lethal in nature (paintball, laser tag, or archery) or lethal?
- 4) Are there environmental or safety concerns that would automatically disqualify such a service from being introduced within park grounds, even in isolated or buffered zones?

- a. This is not a service the Department wishes to entertain at these Parks at this time.