



# BG Signature Capital Improvement Proposal

Presented to:

Florida Department of Environmental Protection,  
Division of Recreation and Parks

April 29, 2021

[Email address]

# Oleta River State Park Capital Improvement Program

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## PURPOSE

The Proposed Capital Improvement Programs are created:

- To link BG Signature capital budgets with the Florida Department of Environmental Protection(FDEP) division of Parks and Recreation strategic plans, adopted policies, and other plans.
- To link BG Signature capital expenditures with forecasted operating budgets.
- To increase coordination between BG Signature and FDEP Parks and Recreation/
- To provide a safe and entertaining experience for all park visitors

## 2020 in Review

Oleta River State Park is Florida's largest state park consisting of over a thousand acres and boasting an average of five hundred thousand in annual attendance over the past ten years prior to 2020. The park's ten month closure has provided the opportunity for BG Signature to evaluate Oleta River State Park's visitor experience and prioritize our Capital Expenditure requirements to align with visitor expectations.

Shown on the following pages is the result of input gathered from State Park Management, outside consultants, BG Signature on site management and park visitors. Our capital planning process has attempted to identify and prioritize capital projects base on immediate requirements and those projects which BG Signature believes will provide an experience the guests have begun to expect from the nation's top parks. Our goal is to provide an exceptional experience for every park visitor, while simultaneously striving for continuous improvement in all areas of service provided.

## Opportunity for Park Additional Upgrades

BG Signature realizes that for the visitor to experience to truly be upgraded, additional capital infusion will be required **above and beyond the current contract requirements.** For consideration of the additional investment outlined in this proposal, BG Signature would ask for an addition ten years to be added to the concessionaire agreement.

# Oleta River State Park Capital Improvement Program

## Current Capital Expenditures

### Current Capital Improvement Amount Total: \$1,330,000

- Blue Marlin Fish House:
  - Original Amount: \$75,000
  - Adjusted Amount: \$350,000
  - **\$275,000 increase**
- Remaining Capital Expenditure:
  - Original Amount: \$1,275,000
  - Includes permitting of \$50k
  - **Adjusted Capital Improvement Amount Required: \$1,000,000**

### Oleta River Capital Improvements Summary Sheet

9/30/19

Project Name	Contracted Completion Date	Actual/(Est.) Completion Date	Contracted Amount	Current Amount Paid	Remaining Amount Owed
Temporary Restroom Facility	n/a	(12/31/2019)	30,000.00	11,770.00	(18,230.00) (1)
Design of new facility (next to Outdoor Center)	3/31/16	(10/1/2017)	50,000.00	6,300.00	(43,700.00) (2)
Renovation of Blue Marlin Fish House	3/31/16	(10/1/2018)	350,000.00	367,297.75	17,297.75 (3)
Construction of new facility (next to Outdoor Center)	12/31/19	(12/31/2019)	900,000.00	-	(900,000.00) (2)
<b>Total</b>			<b>1,330,000.00</b>	<b>385,367.75</b>	<b>(944,632.25)</b>

2015 & 2016 spending 5,134.79  
 2017 spending 28,257.97  
 2018 spending 12,737.56  
 2019 spending 351,974.99

#### Design of new facility Details

Description	Amount
Red Design Group- Initial Payment	3,800.00
Red Design Group- Retainer Payment	2,500.00
	<b>6,300.00</b>

#### Renovation of Blue Marlin Fish House Details

Description	Amount
Red Design Group-Deposit	3,000.00
Red Design Group- Payment 1	2,000.00
Red Design Group- Payment 2	2,500.00
Red Design Group- Payment 3	4,840.00
D'Colores Painting	1,100.00
Red Design Group- Permitting Payments	1,882.76
Receipts/Payments pending reconciliation	351,974.99
	<b>367,297.75</b>

#### Notes

(1) - Please note this is a ongoing monthly service BG provides until the New Facility has been completed.

(2) - As of 8/31/18, conceptual drawings have been created and full architectural drawings are pending. However, BG is a pending a meeting with Kent Whittington per a phone conversation held on 8/14/18 to discuss Oleta River Capital Improvements. During this meeting there is a variation BG wishes to propose. This Capital Improvement is on hold until that is discussed.

(3) - Original Capital Improvement Amount contracted \$75,000, then increased due to need for \$350,000. Additional amount of \$275,000 will be reduced from future capital improvement project of new facility.

# Oleta River State Park Capital Improvement Program

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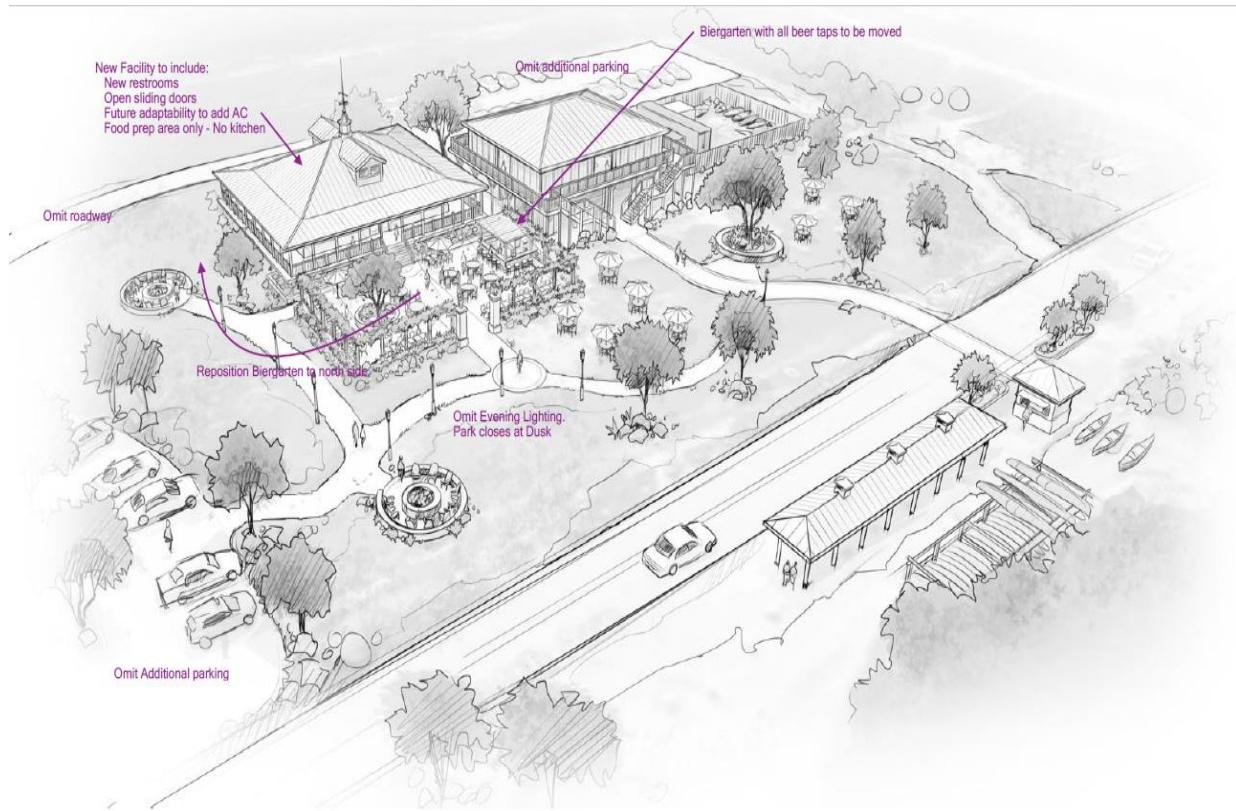
## 2021 Proposed \$1,000,000 Capital Improvement Plan:

- **New Café building adjacent to Outdoor Center Building**
  - Single story facility to serve as both public restrooms and a café.
  - Small kitchen to provide Grab-N-Go Food Options with bar (beer & wine)
  - Fenced area to be designated as an outdoor Biergarten
- **Renovation of Outdoor Center Building**
  - Current stilts/ support structures
  - Stairways
  - Elevator to support ADA standards or updated ramp
  - New Flooring and POS stations
  - Revise 2nd floor layout
  - Revised Storage 1st floor layout to make more efficient operations

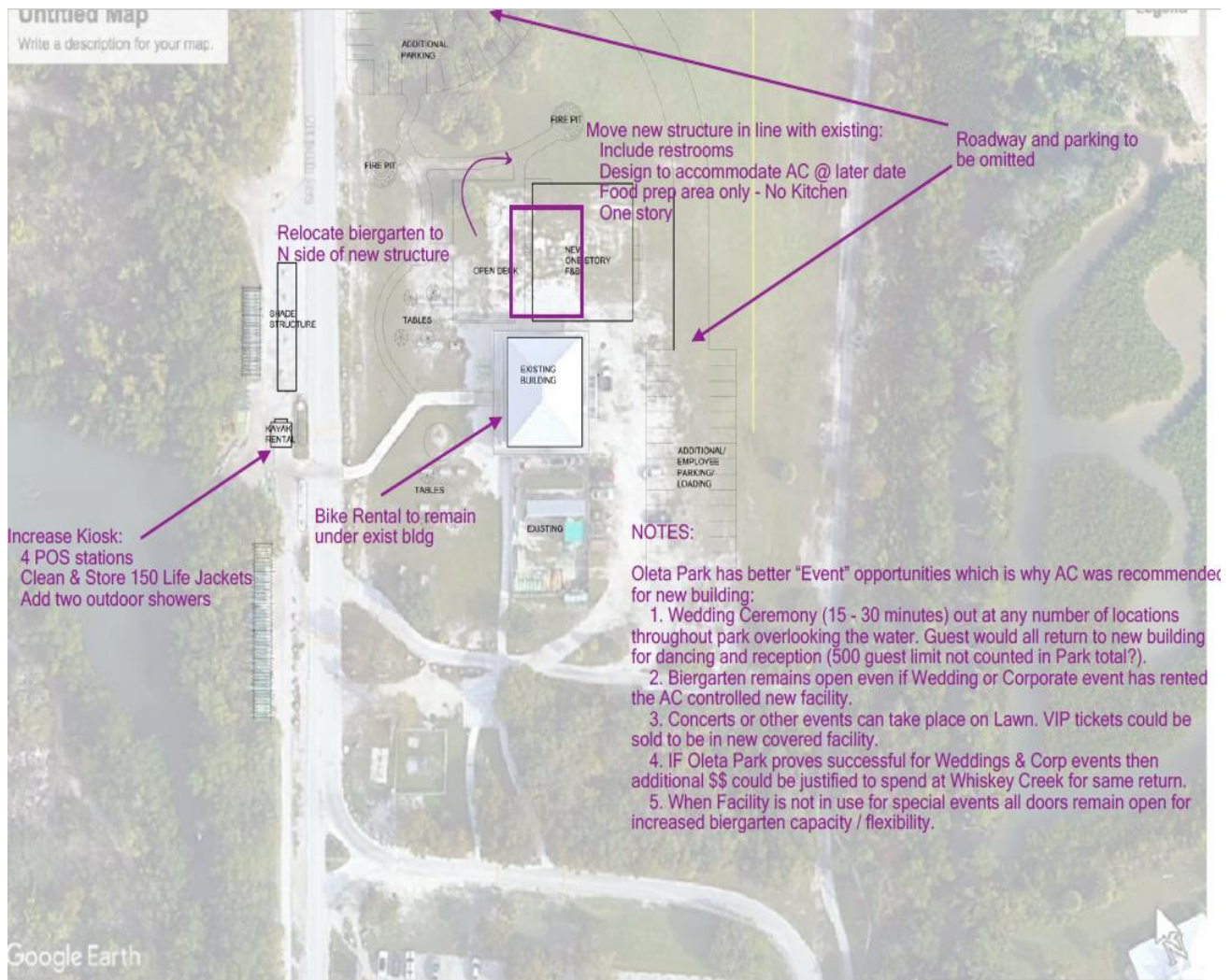
## Additional 2021 Proposed \$700,000 + Capital Improvements Requested:

- **New Entrance/Exit Route:** Close the current road in front of the facilities to vehicle traffic. Build a new entrance and exit road that routes traffic behind the facilities to and from the current public parking lot.
- **Kayaks/Paddleboards and Equipment:**
  - Place a kiosk for check-in for water rental at the equipment area(separate from bikes rental).
  - Create a covered waiting area for queuing at the kiosks
  - Add at least 4 POS stations at the kiosk.
  - Roof the equipment racks to match other covered areas.
  - Create a storage/cleaning area for over 150 jackets near the new kiosk.
- **Additional Showers:** Add two outdoor showers near the new kayak rental kiosk.





Oleta Park • Site Buildings



**Timeline:** Once project approved by DEP, BG Signature would seek to have design and permitting started Summer 2021 with the intent to have construction begin the end of August after busy summer season has completed.

**Thank You**

Every concessionaire opportunity that the BG Signature team undertakes has similar elements: study, strategize, refine and launch. However, it is the people involved who add excitement, passion, purpose, and perspective making all assignments unique and memorable.

It is a pleasure and a privilege to conduct our business in conjunction with the Florida Department of Environmental Protection's division of Park and Recreation. BG Signature staff extends its heartfelt appreciation to FDEP staff members who participated in this effort every day.

The suggestions offered in this proposal hopefully reflects how truly dedicated BG Signature is to supporting the mission of the FDEP. Thank you for allowing us the opportunity to play a role to assist your organization's strategies and goals.

Sincerely,

The Entire BG Signature Team