



National Park Service
U.S. Department of the Interior

Chickasaw National
Recreation Area

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Chickasaw NRA Solicitation for Temporary Commercial Service

Release Date: 2 April, 2010
For Immediate Release
Dennis Weiland (580) 622-7240

The Chickasaw National Recreation Area (Park) is seeking a vendor to provide a temporary food service outlet at Buckhorn under a commercial use authorization (CUA) for an agreement period of two years starting in 2010.

Organizational Overview

Chickasaw National Recreation Area exists as part of the National Park System to provide for public outdoor recreation use and enjoyment of the Lake of the Arbuckles and land adjacent thereto; to provide for more efficient administration of other adjacent areas containing scenic, scientific, natural, and historic values; and for the memorialization of the Chickasaw Indian Nation (Public-Law 94-235).

Located in the heart of the Arbuckle Mountains in south-central Oklahoma, where the Eastern Woodlands and Western Plains meet, Chickasaw National Recreation Area supports a diverse array of plant and animal species as well as a variety of natural features and cultural resources. Families have been coming to Chickasaw National Recreation Area for generations to partake in traditional outdoor activities including family gatherings, picnics, swimming, fishing, boating, canoeing, hiking, hunting, horseback riding, bicycling, jogging, and camping. Visitors also enjoy the work of the Civilian Conservation Corps (CCC), including built pavilions, campgrounds, dams, picnic areas, trails, and roads throughout the Platt Historic District.

Location Description & Use Statistics

The Lake of the Arbuckles includes four access points: Buckhorn, the Point, Guy Sandy and Upper Guy Sandy. The lake itself was constructed by the Bureau of Reclamation in the late 1960s and is used by boaters and personal water craft operators, fishermen, picnickers, and swimmers. The lake experiences high use on summer weekends and especially holidays but is under-utilized on summer weekdays. Boating is limited by parking at the four access points.

The Buckhorn area is located on the north-eastern part of the lake and experiences high use on summer weekends. This area offers three different picnic areas, swimming areas, a boat launch, a four-loop campground, an amphitheater, a ranger station, and an RV sanitation disposal station. This area has more car and boat spaces than the Point or Guy Sandy. Traditional use of this area is heavy traffic on Saturday and Sunday with limited

use on weekdays. Buckhorn is located close to local homes and seasonal residences, but is one of the furthest points from the city of Sulphur. The topography is level in the area around the Buckhorn area.

Chickasaw National Recreation Area Monthly Visitation - 2007

Month	Recreational Visits	Visitor Hours	Point Area	Buckhorn Area	Guy Sandy Area	Lake District	Platt District	Goddard Youth Camp
January	27,660	71,428	2,230	1,960	3,915	8,105	19,554	0
February	59,030	157,110	4,113	4,691	6,004	14,808	44,222	268
March	109,630	342,805	11,882	16,941	19,063	47,886	61,744	249
April	102,469	320,154	17,134	9,781	6,933	33,848	68,622	517
May	171,329	655,975	20,548	35,927	19,420	75,895	95,434	536
June	190,491	751,375	23,305	29,995	22,480	75,780	114,711	461
July	226,801	786,828	32,397	28,736	23,098	84,231	142,570	152
August	160,526	578,373	15,176	41,327	13,567	70,070	90,456	0
September	111,181	421,070	11,835	13,811	11,691	37,337	73,844	579
October	89,359	343,015	8,975	12,281	10,855	32,111	57,248	737
November	67,131	209,568	6,122	7,421	7,948	21,491	45,640	396
December	53,199	137,510	3,690	4,843	5,743	14,276	38,923	0
Total	1,368,806	4,775,211	157,407	207,714	150,717	515,838	852,968	3,895

Services Required

The Chickasaw National Recreation Area seeks a vendor for a non-permanent or mobile food service operations at Buckhorn. Water, sewage, and electric service are available on a metered basis. The vendor will be assigned the following facilities:

Buckhorn: 14' x 26' site near the boat ramp, and four picnic tables

If the food service is to operate three days a week or less, the vendor is required to remove all equipment/structures from the site at the end of each service period. A parking space in a nearby maintenance area is available for rent if the vendor wishes to leave their structure in the Park while not in operation. If the food service is to operate four or more days a week, the vendor(s) may leave the structure and equipment on site. These areas are patrolled regularly and are lit at night. The Chickasaw National Recreation Area is not responsible for the safety of equipment left on site. Vendor may install a surveillance camera or employ a security service as they feel is necessary.

Temporary structures should blend with the Park landscape. This entails a neutral/earth tone exterior color to the building, minimal signage and no neon lighting. The facility must undergo regular health code inspections and hold a state health inspection sticker. Park maintenance staff will inspect the assigned facilities at the beginning and end of the CUA and any damages will be billed to the vendor(s).

Conditions of Commercial Use Authorization

1. The holder is prohibited from knowingly giving false information. To do so will be considered a breach of conditions and be grounds for revocation.

2. The holder shall exercise this privilege subject to the supervision of the park area Superintendent. The holder shall comply with all applicable laws and regulations of the area and terms and conditions of the authorization. The holder must acquire all permits or licenses of State or local government, as applicable, necessary to provide the services described above, and, must operate in compliance with all applicable Federal, State, and local laws and regulations, including, without limitation, all applicable Park area policies, procedures and regulations. The commercial services described above are to be provided to Park area visitors at reasonable rates and under operating conditions satisfactory to the Park area superintendent.

3. This authorization is issued upon the express condition that the United States, its agents and employees shall be free from all liabilities and claims for damages and/or suits for or by reason of any injury, injuries, or death to any person or persons or property of any kind whatsoever, whether to the person or property of the (holder), its agents or employees, or third parties, from any cause or causes whatsoever while in or upon said premises or any part thereof during the term of this authorization or occasioned by any occupancy or use of said premises or any activity carried on by the (holder) in connection herewith, and the (holder) hereby covenants and agrees to indemnify, defend, save and hold harmless the United States, its agents, and employees from all liabilities, charges, expenses and costs on account of or by reason of any such injuries, deaths, liabilities, claims, suits or losses however occurring or damages growing out of the same.

4. Holder agrees to carry general liability insurance against claims occasioned by the action or omissions of the holder, its agents and employees in carrying out activities and operations under this authorization. The policy shall be in the amount of \$300,000 and underwritten by a United States company naming the United States of America (National Park Service, park name and address) as additional insured. Holder agrees to have on file with the Park copies of the above insurance with the proper endorsements.

5. Cost incurred by the Park as a result of accepting and processing the application and managing and monitoring the authorization activity will be reimbursed by the holder. Administrative costs and estimated costs for activities on site must be paid when the authorization is approved. If any additional costs are incurred by the Park, the holder will be billed at the conclusion of the authorization.

6. Benefit - Neither Members of, nor Delegates to Congress, or Resident Commissioners shall be admitted to any share or part of this authorization or derive, either directly or indirectly, any pecuniary benefit to arise there from: Provided, however, that nothing herein contained shall be construed to extend to any incorporated company, if the authorization be for the benefit of such corporation.

7. This authorization may not be transferred or assigned without the written consent of the Park area Superintendent.
8. This authorization may be terminated upon breach of any of the conditions herein or at the discretion of the Park area Superintendent.
9. The holder is not entitled to any preference to renewal of this authorization except to the extent otherwise expressly provided by law. This authorization is not exclusive and is not a concession contract.
10. The holder shall not construct any structures, fixtures or improvements in the Park area. The holder shall not engage in any groundbreaking activities without the express, written approval of the Park area superintendent.
11. The holder is to provide the Park area superintendent upon request (and, in any event, immediately after expiration of this authorization) a statement of its gross receipts from its activities under this authorization and any other specific information related to the holder's operations that the Park area superintendent may request, including but not limited to, visitor use statistics and resource impact assessments.
12. The holder is to maintain an accounting system under which its accounts can be readily identified within its system of accounts classification. This accounting system must be capable of providing the information required by this authorization. The holder grants the United States of America and the General Accounting Office access to its books and records at any time for the purpose of determining compliance with the terms and conditions of this authorization.

Associated Fees

Application Fee (non-refundable, due with application).....\$200

The following fees are due to the Chickasaw National Recreation Area in connection with the issuance of the CUA:

Cost recovery fee

CUA Administration.....\$100
 Signage (optional).....\$50
 Posters at Park bulletin boards and link on Park website (per year).....\$50
 Trash removal (per occupied month).....\$50
 Integrated pest management oversight (per year)\$50

Fee for facilities

Picnic tables (per occupied month).....\$40
 Utility meter.....\$600
 Site for structure (per occupied month)\$100
 Parking space (per month) (optional).....\$50

Required Information in Proposal

1. Completed Commercial Use Authorization Application
2. Corporate information & previous experience in operating concessions, financial history (proof of ability to deliver without risk of bankruptcy), customer references
3. Documentation of liability insurance in the amount of \$300,000 or statement of intent to acquire liability insurance two weeks prior to Commercial Use Authorization being awarded.
4. Business plan for concessions operation including:
 - a. Number of employees (full time and part time)
 - b. Operating schedule (hours of operation and season duration)
 - c. Equipment description
 - d. Rate structure for services
 - e. Projected demand by park visitors
 - f. Expected revenue

Submission deadline**April 23, 2010****Submit proposal to:**

Park Superintendent

Attention: Dennis Wieland

Chickasaw National Recreation Area

1008 West 2nd St, Sulphur, OK 73086

For additional information or clarification, contact Dennis Wieland at 580 622-7240.

Basis for award of Commercial Use Authorization

- ◆ Ability to offer best visitor use experience
- ◆ Fair rate to park visitor
- ◆ Concessioner experience
- ◆ Viability of business plan
- ◆ Environmental and safety standards