

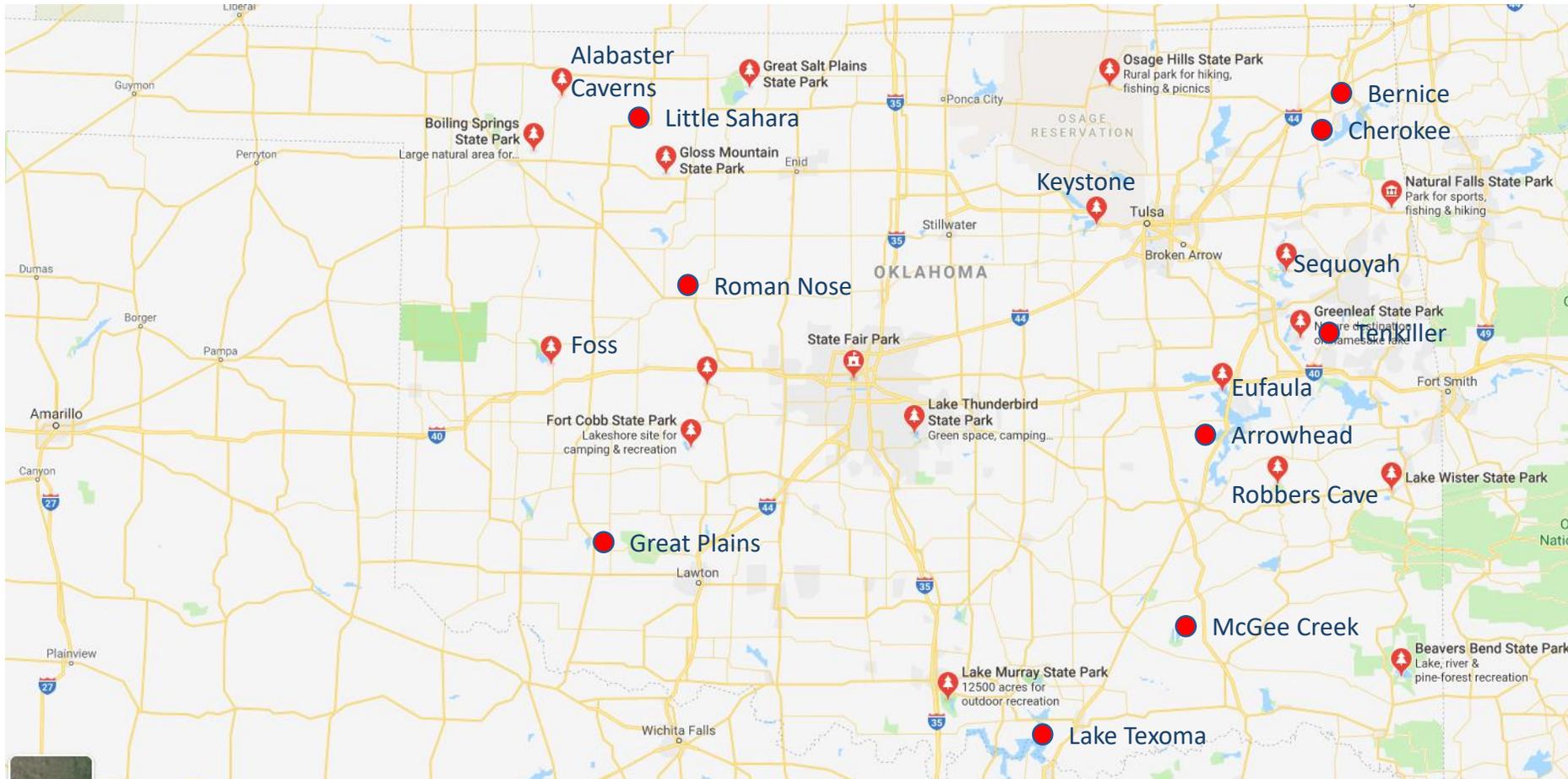
# Oklahoma Tourism and Recreation Department



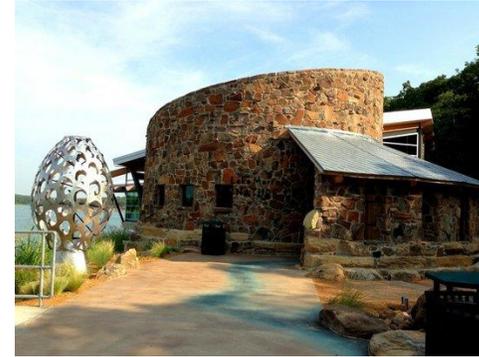
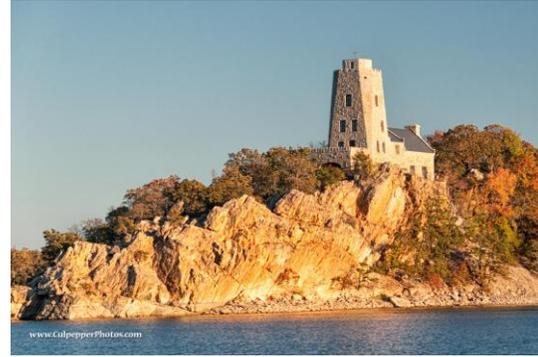
## State Parks Capital Asset Journey

August 21, 2019

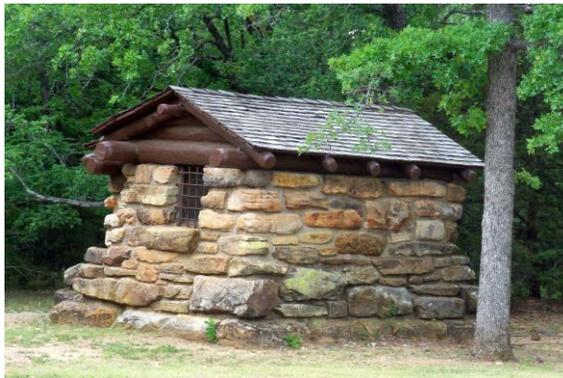
# Executive Tour: ~30 parks in six days



# Asset Scope

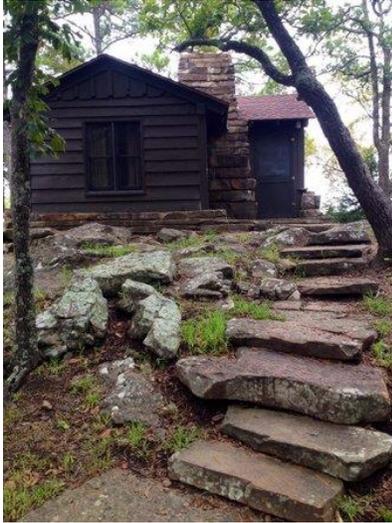


## Lodges and Public Structures



## Priceless Hand-Built Historic Features

# Asset Scope



**Cabins, specialty lodging, golf courses**



**Pools, vehicles, docks, signs, bridges, trails**

## Asset Scope



- **60,000 Acres**
- **~1,500,000 sq ft of enclosed space - 500+ buildings**
- **Thousands of pieces of furniture**
- **Hundreds of vehicles, trucks, pieces of heavy equipment**
- **7 golf courses, hundreds of carts and specialty mowers**
- **Hundreds of miles of roads, parking lots, boat ramps**
- **5 dams; 10,000+ acres of forest**

## Asset Condition

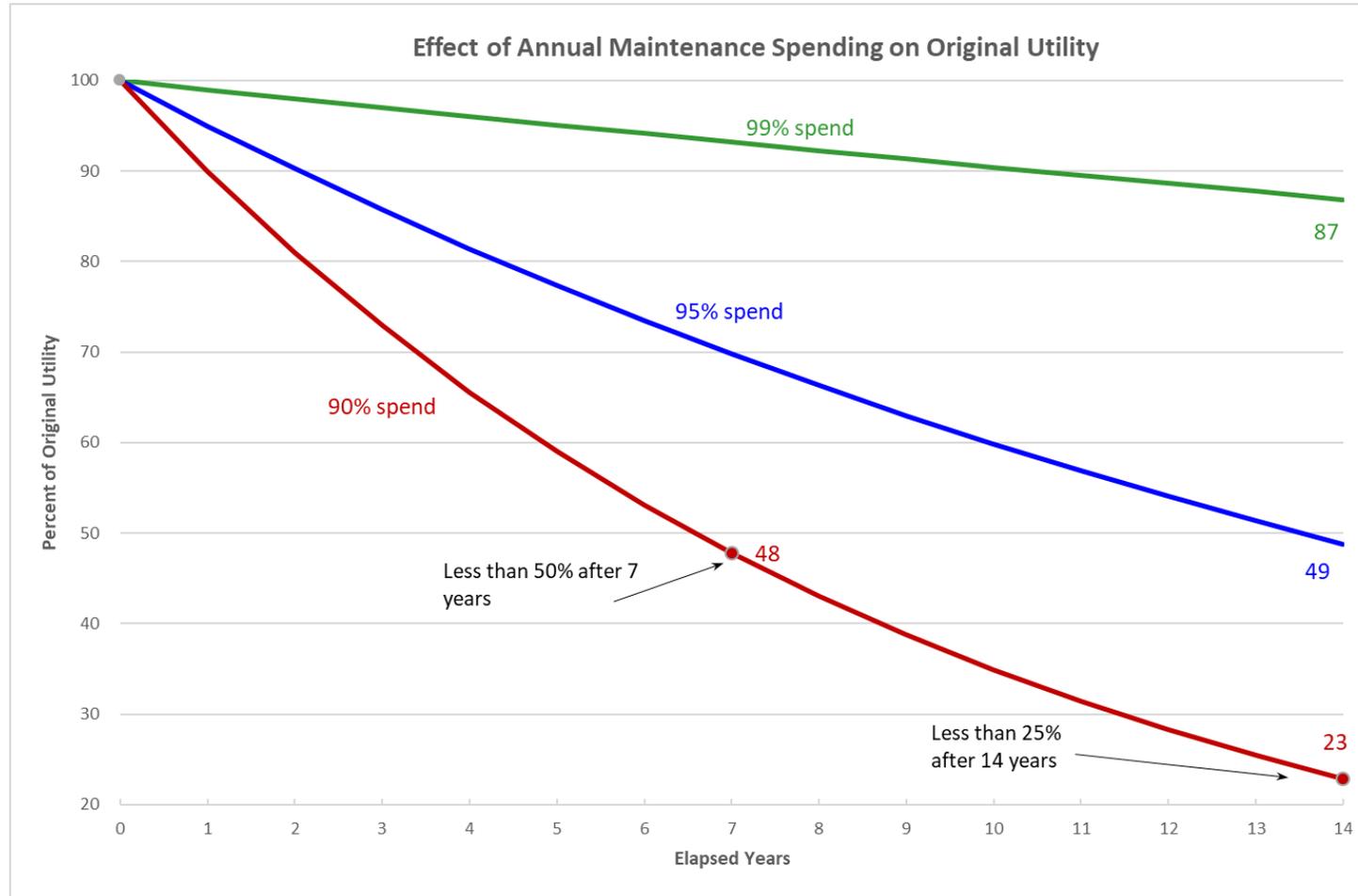


A few “shining gems”

That stood out in an abundance of “below average”

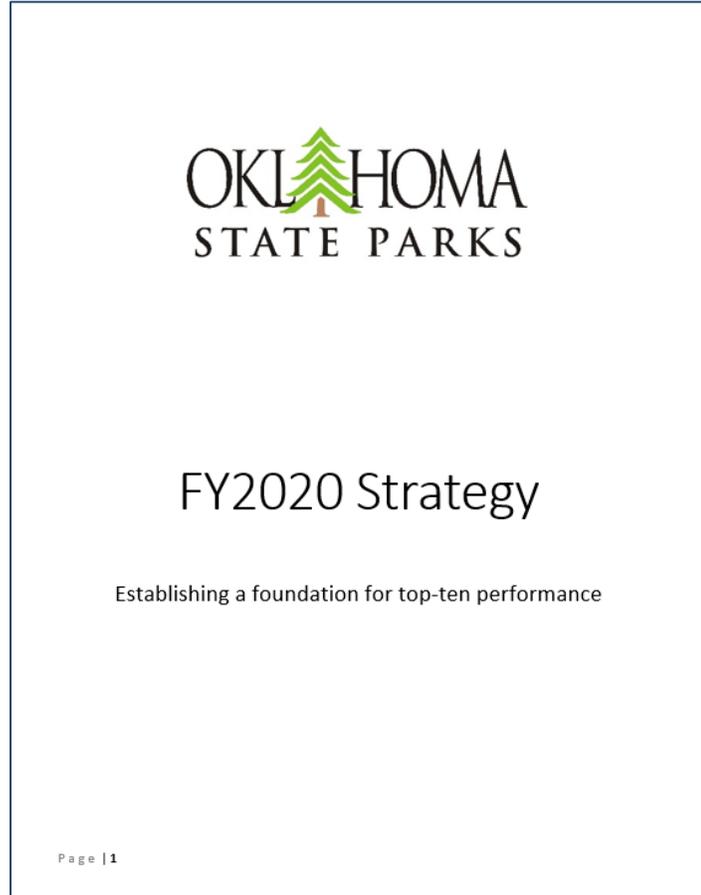
Surrounded by a sea of neglect and disrepair

# How Did We Get Here?



One Year at  
a Time

# What Do We Do About It?



**Think  
Strategically**

# Define What We Have and What We Do



Current State Parks Reclassified Into New Definitions

State Parks	State Natural Heritage Areas	State Recreational Areas
<b>Beavers Bend</b>	Alabaster Caverns	Arrowhead
<b>Boiling Springs</b>	Black Mesa	Cherokee Landing
<b>Greenleaf</b>	Clayton Lake	Fort Cobb
<b>Lake Murray</b>	Gloss Mountain	Foss
<b>Osage Hills</b>	Grand Lake – Twin Bridges	Grand Lake - Bernice
<b>Robbers Cave</b>	McGee Creek	Grand Lake - Cherokee
<b>Roman Nose</b>	Natural Falls	Grand Lake - Honey Creek
<b>Sequoyah</b>		Grand Lake - Spavinaw
		Great Plains
		Great Salt Plains
		Keystone
		Hugo Lake
<b>[Quartz Mountain <sup>1</sup>]</b>	<b>[Red Rock Canyon <sup>2</sup>]</b>	Lake Eufaula
		Lake Texoma
		Lake Thunderbird
		Lake Wister
		Little Sahara
		Raymond Gary
		Sequoyah Bay
		Talimena
		Tenkiller

Items in **bold** are the original CCC state parks.

1. Quartz Mountain is included because it was one of the seven original CCC state parks and there is a possibility it may get transferred back to the SPD.
2. Red Rock Canyon is included because it is currently leased to the City of Hinton but the SPD may get it back once the lease term is complete.

## Overarching Philosophies

This section describes general philosophies that govern planning, management and operation of Oklahoma’s parks. They are intended to be overarching statements that explain or underpin priorities assigned and decisions made in the remainder of the document. While some particular individual statements or decisions will contradict these philosophies, they are applicable to the SPD strategy as a whole.

### 1. We can implement the desired trajectory now but reaching the desired state will take many years.

It has taken decades for our assets to decline to the current state and it cannot be fixed overnight. We will have to decommission, abandon and/or remove some non-historic assets without replacing them. Services in some areas will be diminished while others will be discontinued. Generally speaking, we would rather eliminate assets that are beyond the economic point of diminishing returns than continue limping along with assets and services that reflect poorly upon the park or degrade the overall guest experience.

### 2. We will focus on our core business, which is managing the park and preserving the natural resources.

Our core business is providing public access to public natural resources. Our core operations are:

- Providing customer service to park guests and ensuring the safety and security of the park;
- Providing and managing lodging facilities (lodge, cabin, RV and tent), including facility maintenance and housekeeping;
- Natural resource management and maintenance;
- Providing and maintaining park trails and features for outdoor recreational activities (hiking, bicycling, equestrian, ATV and climbing/rappelling);
- Facilitating boating and fishing where applicable;
- Providing interpretive programs that enhance the natural, historic, cultural and recreational experience of the park.

Parks with lodges have additional core operations of restaurant and meeting room management.

We will focus on outsourcing, reducing or eliminating non-core operations.

## We conserve natural resources and provide access to outdoor recreation

# Move to Cyclical Maintenance



Oklahoma State Parks FY2020 Asset Strategy

Asset	New	Shut	Standard	Ext Cycle	Int Cycle	Infra Cycle	Capital Impr
Lodge	N	N	3-star Hotel	10	5	20	Up (max 1)
Lodge Room	N	N	[SPEC]		5	20	Over (15%)
Cabin	C	C	[SPEC]	15	7	15	Over (15%)
RV	Y	N	[SPEC]	20	5 <sup>1</sup>	30	Even
Tent	Y	N	[SPEC]		5 <sup>1</sup>	30	Over (5%)
Yurt	Y	N	Osage Hills	15	5	30	Even
Group Camp	N	Y	Varies	20	7	30	Even
Shelter	C	C	[SPEC]	20	5	30	Even
Comfort Sta	Y	Y	[SPEC]	7	5	30	Up/Over (20%)
Golf	N	Y	Arrowhead	20		20	Even
Golf CH	Y	N	Arrowhead	20	7	30	Up (max 1)
Park Office	Y	N	Twin Bridges	20	7	30	Even
Beach	Y	N	Hummingbird	10			Even
Restaurant	C	Y	Sequoyah	5	5	15	Up (max 1)
Swim Pool	N	Y	Osage Hills	20	10	20	Even
Splash Pad	N	N	Greenleaf	20		30	Even
Bathhouse	N	C	[SPEC]	20	7	30	Over (5%)
Picnic-day use	Y	C	[SPEC]		5	30	Over (10%)
CCC Bldg	-	N	[SPEC]	15	7	30	Up (\$ max)
Maint Bldg	C	N	Varies	20	10	20	Over (15%)
Residence	C	Y	[SPEC]	10	7	20	Over (15%)
Hskping Bldg	C	C	Varies	20	10	15	Even
Floating Dock	C	Y	Thunderbird	15		25	Over (5%)
Boat Ramp	Y	C	Hickory Flats			30	Over (5%)
Playground	Y	C	Duke's Forest	15		20	Over (10%)
Nature Center	C	N	Thunderbird	15	10	30	Over (10%)
Comm Bldg	N	N	Specs	20	7	30	Over (10%)
Trails	Y	N	Varies	5			Over (10%)
Road	C	C	ODOT Specs			25	Even
Parking Areas	Y	N	ODOT Specs			25	Even
Dam	-	-		10		30+	Even
Forest	-	-		10			Over (3%)
Landscape	Y	N	Sequoyah Lodge	15		30	Over (10%)
Vegetation	Y	C		15		30+	Even
Drainage	-	-		30			Over (3%)
Vehicle	Y	Y	[SPEC]	120K mi			Up
Heavy Equip	Y	Y	Varies	15			Over (6%)
Golf Cart	Y	Y		3			Even
Mower	Y	Y		7			Even
Greens Mower	Y	Y		7			Even
Bunkhouse	Y	N	Murray Design	10	5	30	Even
Signage	Y	Y		10	5		Even

<sup>1</sup> Amenity/grill replacement cycle

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Determine what it takes to stay off the decline curve



\$\$ Annual Maintenance  
 \$\$ Annual Upgrades  
 xxx Denominator Reductions

# Begin Cultural Change



The summary of those estimates can be used to estimate the total cost to maintain the parks at current utility, upgrade to standard, and maintain the parks after upgrade. Those totals can be broken into annual costs using the maintenance cycle and capital improvement strategy shown in the table above.

## State Park Vision

This section contains management decisions and priorities designed to guide future decisions made at SPD and the parks. Each section describes an abstract category of park operation.

The Vision works with the Asset Strategy to provide overall guidance in an area, so it is important to understand what the Asset Strategy describes because that information is not duplicated here.

### Access

- Parks will implement use fees (per car per day) collected through PikePass.
- Parks with multiple access points may consider having one or more access points that do not require payment.

### Signage

- Parks will have uniform highway and entrance signs across the state.
- Parks will upgrade over time to provide uniform informational signage across the state.

### Lodging

- Generally speaking, Park funding will favor camping—RVs, tents and yurts—over fixed structures for lodging.
- Modular cabins, Yurts or other tent-like facilities with conditioned space will be an area of focus, particularly when cabins are removed.
- Fixed structure upgrades will attempt to improve energy and water efficiency.

### Comfort Stations

- Parks that do not have Bureau of Reclamation cost sharing will generally not use CXT-type concrete comfort stations except in areas prone to flooding.
- SPD will work with Oklahoma Correction Industries, design/build contractors and other vendors to develop, test and field a durable, high-value, rapidly-installable modular comfort station.
- We are not going to use pay-per-use facilities.

### Recreation

- Parks will focus on and invest in trails/features for hiking, bicycling, ATV and climbing/rappelling.
- Equestrian trail continuation and maintenance will be limited to parks where pay-per-use or volunteer work can balance operating and capital costs.
- Parks will maintain but generally not expand boating and fishing facilities, except at parks on the Oklahoma Fishing Trails (although expansion may be done through concessions).
- Golf and swimming pool operation are not core park activities but, generally speaking, will not be abandoned. They may be outsourced.
- Access to the equipment needed to use park recreation facilities (e.g., bicycles, ATVs, fishing poles, boats, horses) will be outsourced.

Set forth guiding  
philosophies,  
standard processes  
and begin  
measuring to them