

Appendix J Components of Concession Facilities Improvement Program (CFIP)

The following bullet points summarize the components of the CFIP.

Cottages

- 4 Studio Guest Cottages (approx. 300 square feet)
- 12 One-Bedroom Guest Cottages (approx. 450 square feet)
- 8 Two-Bedroom Guest Cottages (approx. 600 square feet)
- Cottage Area Utility Infrastructure
- Cottage Area Site work (landscaping, roads, and trails)

Guest Cottages will be located near the site of the former Flamingo Lodge (to the east side of the visitor center parking lot). Each guest cottage will have a deck, bathroom, kitchenette, and dining area. Cottages must be designed and sited to withstand hurricane-force winds (146 mph per Miami-Dade county building code). They will be constructed on 10- to 12- foot pilings for protection from potentially damaging storm surges; the finished first-floor elevation would need to be approximately 16 feet above sea level based on available FEMA map data. They may be modular and potentially able to be re-located to a new site at such time as coastal conditions warrant. They may be clustered in groups of two to four to take advantage of shared stairways and infrastructure.

Concept drawings of cottages are presented in Appendix O.

Eco-Tents

- 20 Eco-Tent Platforms (frames and coverings will also be provided by Concessioner, but are considered personal property)
- Eco-Tent Area Utility Infrastructure (electrical connections)
- Eco-Tent Area Site work (landscaping, roads and trails)

Eco-tents will be located in the walk-in campground area. Each eco-tent will include beds (a queen/king or two doubles), chairs, a dresser, and an electric light and fan. The interior space must be at least 120 square feet and the total platform area (including a deck) must be at least 150 square feet).

One concept for eco-tents, developed by the University of Miami, is presented in Appendix K. Additional site and tent concepts are presented in Appendix O. Eco-tents may feature sturdy aluminum, wood, or composite framing and a canvas or similar covering.

Service Station Renovation (Lodging Reception)

- Interior renovation of former gas station for conversion to lodging reception area.
- Utilities connections
- Signage and landscaping

Drawings of the service station are presented in Appendix N.

Maintenance Area Storage Unit

- Hurricane-resistant structure—steel frame tent or similar (approx. 1,500 square feet) bolted to a foundation

Estimated Cost of CFIP

The estimated cost of the CFIP is presented in the following table.

Estimated CFIP Construction Cost*	
Description	Total Estimated Net Construction Cost
Studio Guest Cottages (4)	\$384,000
1-bedroom Guest Cottages (12)	\$1,356,000
2-bedroom Guest Cottages (8)	\$1,080,000
Cottage Area Infrastructure and Sitework	\$636,000
Eco-tent Foundations (20) <i>(tents are personal property)</i>	\$100,000
Eco-tent Area Infrastructure and Sitework	\$190,000
Gas Station Renovation (Lodging Reception)	\$50,000
Maintenance Area Storage Unit	\$40,000
Total Net Construction Cost	\$3,836,000
Less Service Contribution	\$400,000
Total Concessioner Construction Investment	\$3,436,000

Source: National Park Service *Amounts do not include personal property.