

## Prospectus Highlights of Fourth Release For Prospectus CC-EVER001-17

Significant changes in this fourth release from the third release include removing the requirement that the elevated cottages and restaurant must be constructed entirely out of concrete. Instead, the building materials are required to meet the Florida Building Code, Version 2014. The cottages and restaurant must be hardened structures. Cloth-sided structures are not acceptable.

The majority of the remaining changes include incorporating the answers to the questions the Service received during the third release of the prospectus. Other changes include updating the estimated start and expiration dates of the Draft Contract and other clarifications deemed necessary during the review of the documents in preparation for the fourth release.

The following overview is intended to capture all of the changes made for this fourth release of the prospectus, but some of the changes might have been unintentionally omitted. Offerors are expected to read the prospectus in its entirety and are responsible for all requirements of the prospectus whether mentioned in this overview document or not. The changes addressed below are sometimes paraphrased or addressed in general terms in order to make this document as brief as possible.

### Inside Cover

The Inside Cover has been changed to reflect the following dates.

Prospectus Issued: September 27, 2016

Questions Due: October 12, 2016

Proposals Due: November 9, 2016

### Business Opportunity

*Required and Authorized Services, Lodging (p. 4):* Added- "at any point in time during the Draft Contract[.]" to the end of the first paragraph.

*Required and Authorized Services, Camping (p. 4):* Added- "which are included in the 66 sites at the Flamingo Campground[.]" to the end of the first paragraph.

*Required and Authorized Services, Fuel Sales (p. 5):* Added- "The Service approves fuel rates in accordance with the NPS Rate Administration Guide. The Service cannot guarantee the concessioner will not lose money on fuel sales although profits from the other operations are projected to make up for any losses in that operating department[.]" to the end of the first paragraph.

*Camping Revenue (p. 9):* Added two paragraphs describing Exhibits 9, 10, and 11. These two paragraphs have been added below the first paragraph of this section.

*Investment and Operations Analysis (p. 14):* Adjusted Estimated Initial Investment to 2017 dollars.

*Concession Facilities Improvement Program (New Construction) (p. 13):* Added information throughout this section pertaining to the construction project. Note that the elevated cottages and restaurant are not required to be constructed entirely out of concrete. Instead, the building materials are required to meet the Florida Building Code, Version 2014. The cottages and restaurant must be hardened structures. Cloth-sided structures are not acceptable. Note also that the Concession Facilities Improvement Program cost has been adjusted to 2017 dollars.

*Concession Facilities Improvement Program (New Construction), Guest Cottages and Restaurant (pp. 14-15):* Added information throughout these sections pertinent to the construction project.

*Leasehold Surrender Interest (LSI) (p. 16):* Added- "If the approved LSI amount exceeds \$5,000,000, the Service intends, but is not obligated, to pay down the remaining amount no later than the end of the Contract term[.]" to the end of the first paragraph of this section.

*Personal Property and Inventory Investment (p. 16):* Added- "two tour boats, and mobile food preparation vehicle[.]" to the end of the second sentence of the first paragraph. Added- "The Service will allow the Concessioner to install, operate, and maintain electric vehicle station equipment, but this equipment was not included in the government's personal property estimate[.]" as a last sentence to this section.

*Contract Term (p. 17):* Updated the estimated beginning date to August 1, 2017, and the expiration date, if the Concessioner fails to complete the CFIP to the satisfaction of the Director within the specified time, to July 31, 2022.

## **Proposal Package**

*Principal Selection Factor 2 (p. 3):* Added acceptable paper size to Subfactor 2(a), and added Subfactor 2(b), Construction Material Efficiencies.

## **Draft Contract**

*Cover Page:* Updated with estimated start and expiration date of August 1, 2017 through July 31, 2037.

*SEC. 1. TERM OF CONTRACT (p. 2):* Updated with new estimated start date of August 1, 2017, and an expiration date of July 31, 2037. Expiration date updated to July 31, 2022, if the Concessioner fails to complete the CFIP to the satisfaction of the Director within the specified time.

*SEC. 9. CONSTRUCTION OR INSTALLATION OF REAL PROPERTY IMPROVEMENTS, (d) Concession Facilities Improvement Program (p. 13):* Updated to remove references to the cottages and restaurant being constructed entirely out of concrete. Adjusted cost of the Concession Facilities Improvement Program to 2017 dollars.

*Exhibit D Assigned Land and Real Property (p. D-9):* Changed the Date Built or Installed to 2005 for FMSS Asset Code 66835 and 2003 for FMSS Asset Code 66852.