



BILLY NUNGESSER
LIEUTENANT GOVERNOR

State of Louisiana
OFFICE OF THE LIEUTENANT GOVERNOR
DEPARTMENT OF CULTURE, RECREATION & TOURISM
OFFICE OF THE SECRETARY

Louisiana Department of Culture, Recreation & Tourism
Request for Proposals for the
Design, Construction, and Operation of a Recreational Vehicle Campground
at Sam Houston Jones State Park

I. Introduction

The Louisiana Department of Culture, Recreation and Tourism (“DCRT”) invites qualified parties to submit proposals for the **design, construction, operation, and maintenance** of a high quality recreational vehicle (“RV”) campground and related amenities within Sam Houston Jones State Park (“Project”).

The Project is intended to provide high-quality RV accommodations and visitor amenities that enhance outdoor recreation, improve the visitor experience, and generate additional revenue opportunities while preserving and showcasing Sam Houston Jones State Park’s (“Park”) natural environment and supporting the DCRT’s mission.

Proposed plan must include:

- A minimum of 100 concrete RV sites, each at least 65 feet in length, equipped with full hook-ups and core amenities such as a fire ring, picnic table, and BBQ pit;
- Additional parking accommodations for passenger vehicles and/or boats; and
- A comprehensive landscaping and vegetation plan.

Proposed amenities may include, but are not limited to:

- Bathhouses and comfort stations;
- Water-based recreation features (e.g., lazy river, pool, splash pad);
- Trails and outdoor gathering areas;
- Recreational amenities (e.g., playground, miniature golf course);
- Glamping cabins/tents;
- Dog park or pet-friendly facilities; and
- An on-site café/market.

Proposers must present concepts that are practical, feasible, and compatible with the Park’s natural setting and existing operations. The Project must be expenditure-neutral and revenue-positive for DCRT.

The selected proposer (“Contractor”) shall be responsible for delivering the complete Project, including but not limited to the design, permitting, construction, operation, and ongoing maintenance of the campground and associated amenities. Contractor must ensure that the Project is safe, sustainable, financially viable, and compatible with the natural character of the Park.

Before commencing any work, Contractor is required to submit all plans in writing for the DCRT's review and approval. Contractor will also be responsible for installing all utilities and systems necessary to complete and operate the Project. The Project will operate under a revenue-sharing agreement between the DCRT and Contractor.

II. The Property

Sam Houston Jones State Park ("Park") is located on the Calcasieu River in Lake Charles, Louisiana and consists of approximately 1,074 acres. The areas of the Park that are designated for the Project are two (2) approximately 40-acre tracts ("Property").

Existing Park amenities include tent camping; ten (10) cabins, one (1) lodge; thirty RV campsites; two (2) boat launches located on the West Fork of the Calcasieu River; picnic areas; pavilions; a playground; nature and biking trails; and a disc golf course.

Sam Houston Jones State Park is comprised of the immovable property identified in **Exhibit A. Exhibit B** includes a satellite map of the entire Park. The specific areas of the Park that are subject to this Agreement constitute smaller, defined areas within the Park as depicted in **Exhibit C**. The Park, including the Property, and this Agreement are subject to all existing surface leases, mineral leases, rights-of-way, easements, permits, servitudes, and any other agreements or encumbrances of record affecting the Park. **Exhibit D** provides information about Sam Houston Jones State Park, including its location, visitation data, revenue, amenities, and potential for improvements. The **Schedule of Events** provides a planned date for a site visit of the Property for interested parties.

III. Authority

[La. R.S. 36:204\(B\)\(9\)\(b\)](#) authorizes the DCRT to enter agreements outside standard public lease law if the agreement:

- Requires a private entity to undertake activities or construct improvements on the DCRT's immovable property that will support the DCRT's public purposes, **and**
- The agreement is negotiated and let according to fair, reasonable, and relevant criteria.

[La. R.S. 36:201](#) provides the DCRT's public purposes, and [La. R.S. 36:208](#) provides the public purposes of the DCRT's offices. [La. R.S. 56:1682](#) provides specifically for the public purposes of the office of state parks. [La. R.S. 56:1685\(C\)\(4\)](#) recognizes and designates Sam Houston Jones as a state park.

[La. R.S. 56:1687](#) authorizes the DCRT to engage in cooperative endeavors with any public or private association, corporation or individual in matters relating to acquiring, establishing, developing, improving or maintaining any park, parkway or recreational area; to construct and operate suitable public service privileges and conveniences on any office of state parks holding, and collect reasonable fees and charges for the use of such facilities; to charge a fee and collect rents and other payments for the leasing of concessions or granting of other privileges in or on an office of state parks holding.

[La. R.S. 56:1703](#) provides for the deposit and use of funds generated by state parks.

[La. R.S. 39:11](#) provides that the commissioner of administration shall be an essential party to all transactions involving immovable property in which the state has an interest. No such immovable property shall be acquired, transferred, leased, or encumbered without the commissioner being a party to the transaction.

[La. R.S. 39:366.11](#) requires that any cooperative endeavor agreement expected to result in any nonpublic party to the agreement generating or expending revenue of one million dollars or more per year from the operation, management, or control of a state resource, must be sent to the commissioner of administration and the Joint Legislative Committee on the Budget for review.

[La. Const. Article 7 Section 14](#) prohibits the donation of state funds, credit, property, or things of value, and authorizes the state to enter into cooperative endeavors for a public purpose with any public or private association, corporation, or individual.

The DCRT is limited in its ability to negotiate any agreement (“Agreement”) that results from this RFP. Contracts with the State of Louisiana must comply with all applicable laws, rules, and policies, many of which are noted in this RFP and the attached Agreement Template (**Exhibit E**). Additionally, to be eligible to enter into a contract with the State of Louisiana, the contracting entity must be in good standing with the Louisiana Secretary of State, must not be delinquent in taxes owed to the State of Louisiana and payable to the Department of Revenue, and must not be suspended or debarred. By submitting a proposal in response to this RFP, the proposer shall certify it agrees to and shall maintain compliance with all applicable terms, conditions, and legal requirements.

IV. Evaluation Procedure and Criteria

Proposals must be received by the DCRT no later than the deadline identified in the Schedule of Events. Proposals received after the deadline will not be considered. Proposals received by the deadline will first be reviewed by the DCRT staff for eligibility and substantial compliance with the requirements of this RFP. Proposals that are timely received and determined to be substantially compliant shall be evaluated by an evaluation committee using consensus-based scoring in accordance with the following criteria:

Approach and Methodology (20%) – Proposals will be evaluated on the proposer’s demonstrated understanding of the Project objectives and the overall proposed approach to Project delivery. Evaluation will consider the proposer’s proposed methodology for design coordination, construction management, quality control, safety, scheduling, and risk mitigation. The DCRT will assess whether the proposed approach is clear, practical, appropriately structured, and reasonably designed to achieve successful Project completion within the required parameters while minimizing impacts to Park operations and natural resources. **Score 0-20 points**

Feasibility and Capacity (20%) – Proposals will be evaluated on the proposer’s demonstrated ability and capacity to successfully implement and sustain the Project. Evaluation will consider the experience and qualifications of the proposer, key personnel, and subcontractors in delivering projects of similar size, scope, and complexity, particularly within natural or environmentally sensitive settings. Review will also include the proposer’s demonstrated financial capacity and stability, past performance, safety record, and experience working with public agencies. The DCRT will assess whether the proposer has the organizational, technical, and financial capability necessary to successfully carry out the Project. **Score: 0–20 points**

Proposed Revenue/Financial Proposal (25%) – Evaluation will include an assessment of the proposer’s financial model, including projected revenues, supporting assumptions, and proposed financial revenue sharing with the DCRT. Proposals demonstrating realistic, well-supported projections, sound financial planning, and a sustainable long-term revenue strategy will be evaluated more favorably. **Score 0-25 points**

Creativity and Innovation of the Project Design (15%) – Proposals will be evaluated on the creativity, innovation, and value of the proposed campground design and associated amenities, including innovative operational concepts where applicable. Evaluation will consider the extent to which proposed features enhance visitor experience, distinguish the Project, and advance the Project objectives while remaining compatible with the Park’s natural character and operational needs. Creative or innovative concepts will be evaluated favorably only to the extent they are practical, achievable, and reasonably integrated into the overall Project proposal. **Score 0-15 points**

Proposed Operating Plan (20%) – Evaluation will consider the quality and completeness of the proposer’s long-term operating strategy for the Project. Review may include, but is not limited to, the proposed operating model, staffing and management structure, guest-service standards, maintenance practices, and demonstrated understanding of Louisiana’s outdoor recreation and RV market. The DCRT will evaluate whether the operating plan reflects a sustainable, effective, and well-managed approach to Project operations. **Score 0-20 points**

V. Submitting a Proposal

A. Proposals must be submitted by email or hand-delivered by the deadline in the Schedule of Events.

- 1. Hand-delivered submissions.** Proposer is solely responsible for ensuring that its courier service makes inside deliveries to the DCRT’s physical location:

Louisiana Department of Culture, Recreation and Tourism
c/o Anne Richey, Attorney at Law

Office of Management and Finance
1051 N. Third Street, Suite 240
Baton Rouge, LA 70802

2. **Electronic submissions.** Proposer is solely responsible for ensuring that its proposal is of a size and format that may be received via email, submitted to proposals@crt.la.gov. It is recommended that the proposer use a "Request Delivery Receipt" or "Request Read Receipt" to verify e-delivery was successful.

B. Proposals should include all of the following:

1. **Proposer Information.** Submit a cover letter on the proposer's letterhead that provides:
 - a. The legal name of the proposer. If proposer is a business, it must provide a Certificate of Good Standing if organized under Louisiana law; otherwise, it must provide a Certificate of Good Standing from the applicable state agency. The legal name of the proposer must match the name on the proposer's W-9.
 - b. The name, title, and contact information of the person who shall serve as the point of contact for questions and other information about the proposal and RFP process
 - c. A statement of interest to enter into an Agreement with the DCRT to carry out the Project on the Property
 - d. The signature, name, and title of the person with the authority to act on behalf of the proposer, including the submission of the proposal, the certifications required, and to negotiate and sign any Agreement that results from the RFP
 - e. Certification that the signatory, on behalf of the proposer, is authorized to act on behalf of the proposer and that the proposer agrees to comply with all requirements, terms, and conditions described in the RFP and all attachments
2. **Approach and Methodology.** Proposers shall describe their plans, staffing, and timelines to carry out the Project, addressing the following:
 - a. A clear explanation of the proposer's understanding of the Project's goals
 - b. Description of anticipated design strategies, construction techniques, sequencing, and anticipated challenges along with proposed solutions
 - c. A plan for ensuring compliance with all applicable federal, state, and local laws, rules, regulations, codes, and preservation standards
 - d. Explanation of how required permits, approvals, and reviews will be obtained, tracked, and managed throughout the Project
 - e. A comprehensive plan describing how the proposer will carry out the Project from design through construction and into operational launch
 - f. Identification of major tasks, deliverables, key personnel, and lines of responsibility
 - g. A timeline for the Project with an explanation of how the proposer will maintain schedule and mitigate potential delays

- h. Any additional information the proposer deems relevant to demonstrating capability and readiness to successfully complete the Project
- 3. **Feasibility/Capacity.** The proposal must include information and documentation of the proposer's ability to carry out the Project, including the proposer's experience, certifications, skills, qualifications, background, financial capacity, and any other information relevant to the Project.
 - a. **Experience and Qualifications.** Proposers shall provide a detailed description of their relevant experience and organizational qualifications. At a minimum, submissions should address the following:
 - 1) Relevant professional certifications, licenses, and industry credentials held by the proposer and its key staff
 - 2) Qualifications, training, and experience of key personnel who will be assigned to the Project (or specified Project component), including management and operational staff
 - 3) The proposer's business track record, including past performance, safety record, compliance history, customer service ratings, environmental stewardship performance, and operational reliability
 - 4) Demonstrated evidence of prior work demonstrating successful completion of projects similar in size, scope, and complexity to the proposed high quality RV campground. At a minimum, the portfolio shall include: a brief narrative for each referenced project; project name and location; dates of design, construction, and completion; and photographs or renderings. The submission(s) must clearly illustrate the proposer's capability, experience, and past performance in delivering comparable work.
 - 5) Any additional information demonstrating the proposer's ability to successfully perform the services required, improve visitor experience, maintain facilities to high standards, and manage operational and financial risks
 - b. **Financial Resources and Stability.** Proposers shall provide evidence of financial strength sufficient to operate, maintain, and improve the facilities as proposed. At a minimum, submissions shall include:
 - 1) Audited financial statements, annual reports, or other verifiable financial documentation from the most recent three (3) fiscal years. Proposers may mark this information as "Confidential" pursuant to Section VII. F. Public Records.
 - 2) Description of the proposer's financial capacity to fund the Project, including identification of available financial resources, including working capital, lines of credit, financing arrangements, or other funding sources that support operational reliability and long-term sustainability
 - 3) Disclosure of any material financial events, litigation, bankruptcy, debt restructuring, or other conditions that may affect the proposer's ability to perform

- 4) Evidence of the proposer’s internal financial controls, accounting practices, and reporting systems to ensure accuracy, transparency, and compliance with contract requirements
4. **Proposed Revenue/Financial Proposal.** Proposers must present the proposed budget, proposed revenue-sharing proposal, estimated annual gross revenue, and estimated total annual revenue that will be remitted to the DCRT, based on the proposer’s business plan and revenue-sharing proposal, taking into account its short-term and long-term financial plans. When preparing the budget, note that the successful contractor will be responsible for all costs associated with designing, constructing, managing, maintaining, and operating the Project, including supplies, utilities, insurance, maintenance, and staffing. The proposer may also submit information pertaining to the estimated value of any proposed major repairs and/or improvements it seeks to carry out or the estimated enhanced value of the Property that may result from said work.
 5. **Creativity and Feasibility of the Project Design.** Please provide a written description explaining the overall design concept for the RV campground and associated amenities; renderings, sketches, diagrams, or conceptual imagery (as available) to illustrate the proposed design; a description of how the design supports the Park’s operational needs, including maintenance, safety, traffic flow, and staff access; and any supplemental materials that further demonstrate the quality, creativity, or practicality of the proposed design.
 6. **Proposed Operating Plan.** Please provide the proposed operating model, including but not limited to, a description of the overall operating approach for the RV campground, performance expectations, description of coordination with Park staff and integration with Park operations; staffing plan, addressing full-time, part-time, and seasonal needs; proposed standards for customer service, hospitality, and visitor engagement; explanation of how the proposer will comply with all applicable local, state, and federal regulations; and any supplemental materials supporting the proposer’s operating model, compliance approach, environmental management strategy, or market understanding.

VI. Schedule of Events

Schedule of Events	
Public Notice of RFP	August 6, 2026
Property Site Visit –Sam Houston Jones State Park, 107 Sutherland Road, Lake Charles, LA 70611. Meeting point is at the entrance station.	September 3, 2026, at 10:00 AM CT
Deadline for interested parties to submit questions regarding the RFP and Project. Questions must be emailed to arichey@crt.la.gov .	October 29, 2026, at 5:00 PM CT
Deadline for the DCRT to post responses to proposers’ questions	November 12, 2026

Deadline for submission of proposals	December 1, 2026, at 2:00 PM CT
Discussions/Presentations, if necessary	TBD
Review and evaluation	TBD
Notice of Award	TBD
Execution of the Agreement	TBD
Notice to Proceed	TBD

NOTE: This schedule is subject to change. Any changes will be posted on www.opportunitiesinlouisiana.com.

RFP Content Questions

Questions regarding this RFP must be submitted in writing to the email address provided in the Schedule of Events and received no later than the deadline set forth in the Schedule of Events. To ensure fair competition, all proposers will receive the same information and materials. No telephone or personal inquiries about this RFP will be answered.

Answers to proposers' questions and any revisions to this schedule and/or addenda to the RFP will be posted on the website.

VII. Administrative Requirements

- A. Licensing.** The proposer must be fully qualified under any State or local licensing law for contractors in effect at the time and at the location of the work before submitting a proposal. The proposer shall be responsible for determining that all of its prospective subcontractors, if applicable, are duly licensed in accordance with law.
- B. Subcontractors.** Following the award, Contractor must provide a list of names and business domiciles of all subcontractors, manufacturers, suppliers or other persons or organizations proposed for the principal portions of the work. It is the preference of the DCRT that, to the greatest extent possible or practical, Contractor utilize Louisiana subcontractors, manufacturers, suppliers, and labor.
- C. Permitting.** Contractor shall be solely responsible, at its cost and expense, for identifying, evaluating, obtaining, maintaining, and complying with all federal, state, regional, and local permits, approvals, licenses, certifications, authorizations, reviews, and regulatory requirements necessary for the design, construction, operation, maintenance, repair, replacement, and continued use of the Project and all associated improvements and amenities. The DCRT makes no representation regarding the availability of permits or approvals, the suitability of any proposed development area, or the extent of environmental, regulatory, or site constraints affecting the Project. Submission of a proposal shall constitute acknowledgment by the proposer that it has assumed responsibility for evaluating such matters and for determining the feasibility of its proposed development concept.

- D. Bond Requirement.** Upon execution of the Agreement and before construction commences, Contractor shall furnish a good and solvent bond in an amount equal to one hundred percent (100%) of the estimated total construction costs of the Project for the faithful performance of its duties, including but not limited to, guaranteeing the timely completion of the construction component of the Project and the payment of all laborers, suppliers, and subcontractors. A surety bond written for the Project shall be written by a surety or insurance company currently listed on the U.S. Department of the Treasury, Bureau of Fiscal Service, Listing of Certified Companies (Treasury Department Circular 570), published annually in the Federal Register, or by a Louisiana-domiciled insurance company with at least an A- rating in the latest printing of the A.M. Best's Key Rating Guide. A surety bond shall be written by a surety or insurance company that is licensed to do business in the State of Louisiana and acceptable to the DCRT. Contractor shall submit a good and solvent performance bond to the DCRT prior to the beginning of construction. No mobilization or on-site work shall commence until bond is received and approved by the DCRT. The surety bond shall remain in full force through Substantial Completion, Final Completion, acceptance of the construction component of the Project, and any correction period/warranty specified in the Agreement. The cost of the required bond shall be paid by Contractor.
- E. Insurance.** Following the award, upon execution of the Agreement, and before the Project commences, Contractor shall furnish the DCRT with certificates of insurance that evidence Contractor has obtained insurance of the types and in the amounts contained in the Office of Risk Management's *Procedures Manual for Insurance Language in Contracts and Indemnification Agreements*. The anticipated required insurance coverage in connection with this Agreement is described in **Exhibit F**, which is incorporated herein by reference.
- F. Public Records.** All submitted proposals become the property of the DCRT and are subject to the disclosure and retention requirements contained in Louisiana's Public Records Law. If the proposal contains confidential information as defined by Louisiana Public Records Law (La. R.S. 44:1 et seq.), the proposer must submit two versions of its proposal. The second version shall be labeled "Redacted Copy." The proposer must redact all confidential information from this Redacted Copy of its proposal. In the event the DCRT is required to produce a copy of the proposal in response to a request for public records, the DCRT will produce the Redacted Copy.
- G. No Obligation.** The issuance of this RFP does not obligate the DCRT to enter into an agreement or contract of any kind.
- H. Changes, Additions, Withdrawal.** If a proposal lacks clarity or is missing information, the DCRT is under no obligation to request information to complete a proposal. However, the DCRT may solicit such information at any time. A proposer may supplement, correct, and/or withdraw its proposal at any point until the deadline for submission and upon the DCRT's request. Withdrawn proposals may be

resubmitted up to the time designated for the receipt of proposals provided that they are then fully in conformance with these instructions.

- I. Acknowledgment.** By submitting a proposal, the proposer acknowledges that it understands and agrees to comply with all requirements associated with contracting with the DCRT and that it has thoroughly reviewed all applicable state and federal laws and regulations; the Property; all federal, state, and local permitting requirements; and the proposal instructions and sample contract included in this solicitation.
- J. Waiver of Administrative Informalities.** The DCRT reserves the right, at its sole discretion, to waive administrative informalities contained in any proposal.
- K. Ownership.** All materials submitted in response to this RFP become the property of the DCRT. Selection or rejection of a proposal does not affect this right. All proposals submitted will be retained by the DCRT and not returned to the proposers. The copyright to any material included in a proposal is not transferred to the DCRT. The submission of a proposal authorizes the DCRT to use all ideas or adaptations of ideas contained in any materials submitted in response to the RFP.
- L. Cost of Preparation.** The DCRT is not liable for any costs incurred by prospective proposers prior to issuance of or entering into an Agreement hereunder. Costs associated with developing the proposal, preparing for oral presentations (if any), conducting a site visit, and any other expenses incurred by the proposer in responding to this RFP are entirely the responsibility of the proposer and shall not be paid or reimbursed in any manner by the DCRT.
- M. Proposal Validity.** All proposals shall be considered valid for acceptance for a minimum of 180 days from the date of submission, unless the proposer specifies a longer validity period within its proposal. However, the DCRT reserves the right to reject a proposal if the proposer's acceptance period is determined by the DCRT to be unacceptable and the proposer refuses to extend the validity of its proposal.
- N. Discussions/Presentations.** The DCRT, in its sole discretion, may require all proposers who submit proposals determined to be reasonably susceptible of being selected for the award to provide a written or oral discussion or presentation regarding information that is relevant to the Project; however, the DCRT reserves the right to enter into an Agreement without further discussion of the proposal submitted based on the initial offers received. Any commitments or representations made by the proposer during these discussions, if conducted, may become formally recorded in the Agreement. Written or oral discussions or presentations for clarification may be conducted to enhance the DCRT's understanding of any or all of the proposals submitted. Proposals may be accepted without such discussions.

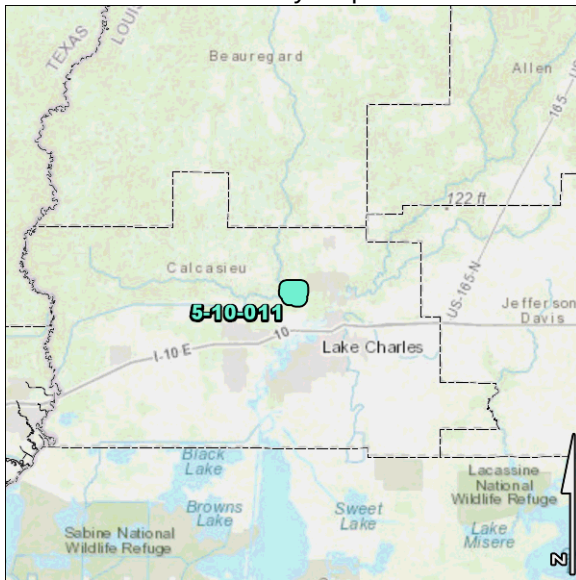
EXHIBIT A: ASSET MANAGEMENT LIST

The Asset Management Report reflects the acquisitions of the immovable property comprising the entire Sam Houston Jones State Park.

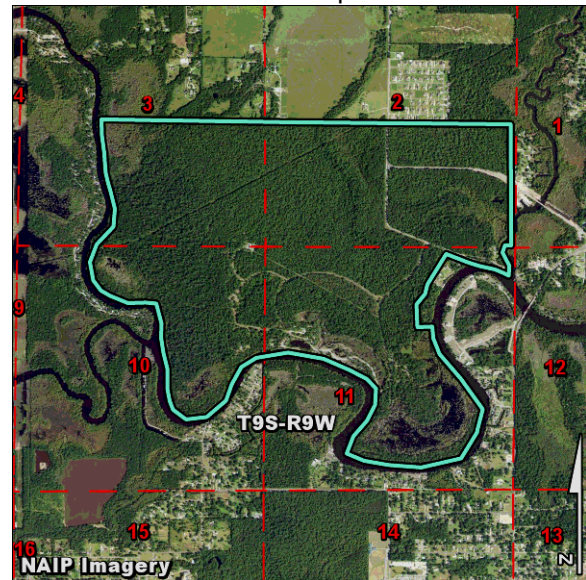
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SAM HOUSTON JONES STATE PARK DISTRICT II

Vicinity Map



Site Map



Status: ACTIVE
Department Name: 06 DEPT OF CULTURE, RECREATION & TOURISM
Agency Name: 264 OFFICE OF STATE PARKS
Group: STATE PARKS
Function: RECREATION
Facility: SAM HOUSTON JONES STATE PARK DISTRICT II
Address1: LOUISIANA HIGHWAY 378
Address2:
City/State/Zip: LAKE CHARLES, LA 70601
Contact: NANCY WATKINS
E-Mail: NWATKINS@CRT.LA.GOV

Phone: 225-342-8111

Land Acquisition: \$23,600.00	Minerals: UNKNOWN	Ownership: OWNED
Convey Docs: 8	First Date: 05/06/1944	
Acreage - Total: 1,074.26	Owned: 1,074.26	Leased: 0.00
Active Buildings: 46	Area (Sq Ft): 34,379	ROW: 0.00
Legal Description:	Appraised Value: \$8,662,171	
TRACTS IN SECTIONS 2,3,10 & 11 T9S R9W		
Additional Notes:		

Approx Land Value:	\$3,287,000.00	Approx Timber Value:	\$1,225,000.00
Approx Total Value:	\$4,512,000.00		
Annual Oper/Maint Expense:	\$669,311.00	Est Maint Backlog:	\$172,808.00
Current State of Utilization:			
State Park			
Recommendations for Future Utilization:			
State Park			

DOCUMENT#	0001	INSTR DATE:	05/06/1944	CONTRACT #:	2373
VENDOR:	KRAUSE & MANAGAN LUMBER CO LTD			ACRES:	1,046.00
VENDEE:	ACQUIRED BY STATE PARKS COMMISSION OF LA				
INSTR TYPE:	Acquisition: Statistical				
LAND COST:	\$	22,500.00	SEC-TN-RG:	002-09S-09W-LOUISIANA	
PURCHASE:	1046 ACRES IN SECTIONS 2, 3, 10, & 11, T9S,R9W-SEE INSTRUMENT FOR DESCRIPTION OF ACREAGE CONVEYED				
ADDITIONAL NOTES:	1/2 MINERALS RESERVED, SUBJECT TO MINERAL LEASE, ETC, MINERALS: NOT MENTIONED, COB FOLIO: 372/515, RECORDATION DATE: 5/6/1944				
DOCUMENT#	0002	INSTR DATE:	01/20/1947	CONTRACT #:	2374
VENDOR:	DEWILL CLINTON WEST, ET AL			ACRES:	28.26
VENDEE:	ACQUIRED BY STATE PARKS COMMISSION OF LA				
INSTR TYPE:	Acquisition: Statistical				
LAND COST:	\$	1,100.00	SEC-TN-RG:	002-09S-09W-LOUISIANA	
PURCHASE:	LOT 15 OF SECTION 11, T9S R9W, CONTAINING 28.26 ACRES				
ADDITIONAL NOTES:	1/2 MINERALS RESERVED, MINERALS: NOT MENTIONED, COB FOLIO: 412/457, RECORDATION DATE: 1/20/1947				
DOCUMENT#	0003	INSTR DATE:	07/12/1955	CONTRACT #:	5936
VENDOR:	SERVITUDE LEASE FROM STATE PARKS & REC COMM OF LA			ACRES:	0.00
VENDEE:	GULF STATES UTILITIES CO				
INSTR TYPE:	Servitude LO				
LAND COST:	\$	0.00	SEC-TN-RG:	002-09S-09W-LOUISIANA	
RIGHT-OF-WAY:	20 FT WIDE X 8337 FT SINGLE POLE TYPE LINE FOR TRANSMISSION OF ELECTRICITY SEC 2, 3, 10, 11, T9S,R9W				
ADDITIONAL NOTES:	SERVITUDE AGREEMENT, MINERALS: NOT MENTIONED, COB FOLIO: 589/282, RECORDATION DATE: 8/8/1955				
DOCUMENT#	0004	INSTR DATE:	07/11/1961	CONTRACT #:	5937
VENDOR:	SERVITUDE LEASE FROM STATE PARKS & REC COMM OF LA			ACRES:	0.00
VENDEE:	DIXIE PIPELINE COMPANY				
INSTR TYPE:	Servitude LO				
LAND COST:	\$	0.00	SEC-TN-RG:	002-09S-09W-LOUISIANA	
RIGHT-OF-WAY:	LOT 2,SEC 10,T9S,R9W,N/2 SE/4,S/2 S/2,SEC 3,T9S,R9W LYING E OF W FORK OF CAL RIV,S/2,SEC 2,T9S,R9W				
ADDITIONAL NOTES:	50 FT WIDE X 6600 FT ROW TO CONSTRUCT, ETC A 10 INCH PIPELINE FOR TRANSPORTATION OF OIL, GAS, ETC, MINERALS: NOT MENTIONED, COB FOLIO: 800/225, RECORDATION DATE: 12/23/1961				

DOCUMENT#	0005	INSTR DATE:	05/15/1968	CONTRACT #:	5938
VENDOR:	SERVITUDE LEASE FROM STATE PARKS & REC COMM OF LA			ACRES:	0.00
VENDEE:	GULF STATES UTILITIES CO				
INSTR TYPE:	Servitude LO				
LAND COST:	\$	0.00	SEC-TN-RG:	002-09S-09W-LOUISIANA	
RIGHT-OF-WAY:	15 FT WIDE SERVITUDE OVER AND ACROSS GRANTORS LAND IN LOTS 1,2,3,4,5,6,7 ,11,12,15, SEC 11, T9S R9W				
ADDITIONAL NOTES:	SERVITUDE 15 FT WIDE RUNNING 2443 FEET FOR UNDERGROUND CABLE FOR THE TRANSMISSION OF ELECTRICITY, MINERALS: NOT MENTIONED, COB FOLIO: 1036/382, RECORDATION DATE: 5/20/1968				
DOCUMENT#	0006	INSTR DATE:	09/15/1972	CONTRACT #:	5939
VENDOR:	SERVITUDE LEASE FROM STATE PARKS REC & COMM OF LA			ACRES:	0.00
VENDEE:	SOUTH CENTRAL BELL				
INSTR TYPE:	Servitude LO				
LAND COST:	\$	0.00	SEC-TN-RG:	002-09S-09W-LOUISIANA	
RIGHT-OF-WAY:	STRIP OF LAND PARALLEL TO W R/W LINE OF SUTHERLAND RD-TRACT BD N BY KRAU SE & MANAGAN & S BY GRANTOR				
ADDITIONAL NOTES:	UNDERGROUD PLANT PERMIT-5 FT X 942 FT EASEMENT FOR BELOW GROUND APPURTENANCES, MINERALS: NOT MENTIONED, COB FOLIO: 1206/181, RECORDATION DATE: 9 /29/1972				
DOCUMENT#	0007	INSTR DATE:	03/31/1977	CONTRACT #:	5940
VENDOR:	SERVITUDE LEASE FROM STATE PARKS COMMISSION OF LA			ACRES:	0.00
VENDEE:	WATERWORKS DISTRICT NUMBER ONE				
INSTR TYPE:	Servitude LO				
LAND COST:	\$	0.00	SEC-TN-RG:	002-09S-09W-LOUISIANA	
RIGHT-OF-WAY:	ROW FOR WATER SERVICE WITHIN PARK 15 FT WIDE X 3800 FEET IN SECTION 2, T 9S,R9W CONTAINING 1.30 AC				
ADDITIONAL NOTES:	PROPOSED CROSSING THRU SAM HOUSTON STATE PARK OF 1-8 INCH PVC WATER LINE , MINERALS: NOT MENTIONED, COB FOLIO: 1388/461, RECORDATION DATE: 4/12/1 977				
DOCUMENT#	0008	INSTR DATE:	05/21/1982	CONTRACT #:	5941
VENDOR:	SERVITUDE LEASE FROM STATE PARKS & REC COMM OF LA			ACRES:	0.00
VENDEE:	GULF STATES UTILITIES CO				
INSTR TYPE:	Servitude LO				
LAND COST:	\$	0.00	SEC-TN-RG:	002-09S-09W-LOUISIANA	
RIGHT-OF-WAY:	SERVITUDE 20 FT W X 458.5 FT FOR RIGHT TO INSTALL SERVICE WIRES AS REQ-I NSTRUMENT HAS DESCRIPTION. SECS 2,10,11 T9S,R9W.				
ADDITIONAL NOTES:	ROW 20 FT W FOR ELECTRICAL SERVICE CONTINUING SERVITUDE RECORDED 8/4/55, COB 589/282,ENTRY NO 625097, MINERALS: NOT MENTIONED, COB FOLIO: 1687/33 5, RECORDATION DATE: 5/28/1982				

EXHIBIT B: SATELLITE MAP OF SAM HOUSTON JONES STATE PARK

The following image illustrates the boundary lines of Sam Houston Jones State Park.

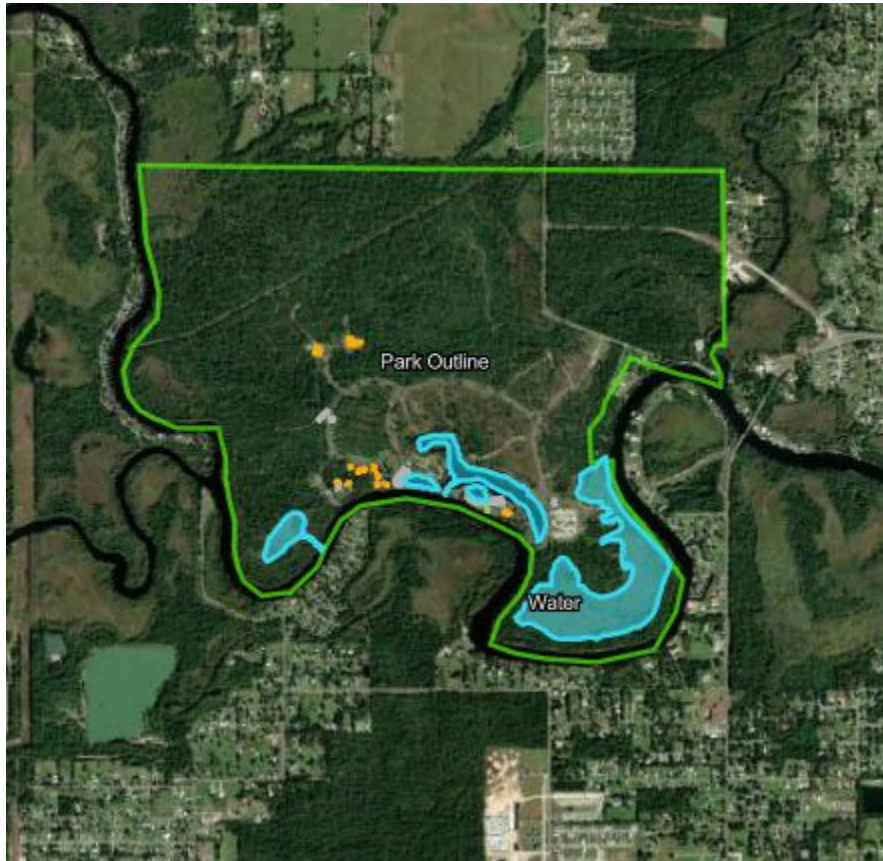


EXHIBIT C: SATELLITE MAP OF THE AREAS DESIGNATED FOR THE PROJECT

The following image illustrates the two (2) approximately 40-acre areas of the Park that are designated for the Project. It is not intended to memorialize the exact location contemplated by the Agreement between DCRT-OSP and CONTRACTOR.

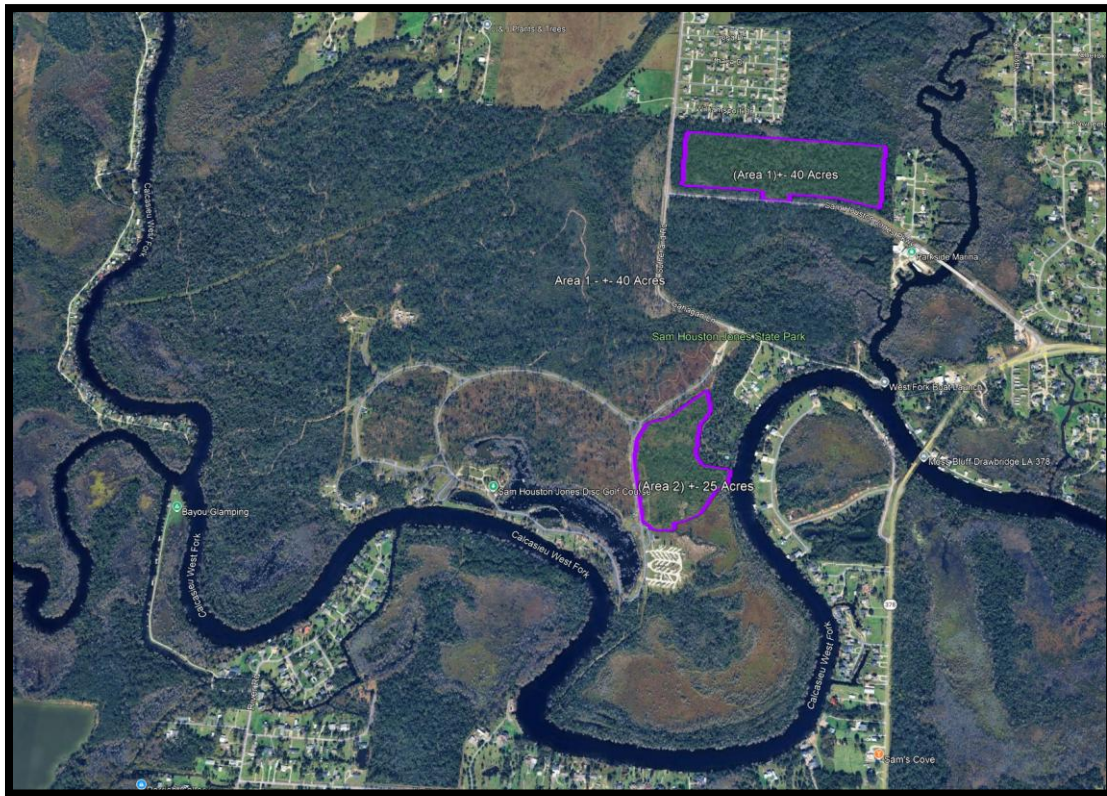


EXHIBIT D:
SAM HOUSTON JONES STATE PARK
PUBLIC-PRIVATE PARTNERSHIP OPPORTUNITIES

Sam Houston Jones State Park

Moss Bluff, LA

Public-Private Partnership Opportunities



Why Sam Houston Jones State Park?

VISITATION:

FY 2025: 111,902

In-state Visitation: 70% **Out of State Visitation:** 30%

- **Cabin Nights Occupied:** 1,619
- **Campsite Nights Occupied:** 7,220



**Sam Houston Jones State Park was closed from August 25, 2020 – June 30, 2022 due to Hurricane Laura damages.*

OVERVIEW

Parish: Calcasieu
216,785 residents

Acreage: 1,047

Established: 1944

Tourism Region:
Cajun Country

Overnight Amenities:
10 cabins, 30 campsites, lodge

Features:
Boat launches, disc golf, picnic area/pavilions, playground, nature trails, biking trail, lagoon, all-terrain track wheelchair

Hours of Operation:

Entrance Station:

8 a.m. – 5 p.m. Sun – Thurs;

8 a.m. – 8 p.m. Fri & Sat

Gates: 6 a.m. – 10 p.m. Daily

FY 2025 FINANCIALS: **Revenue**:**
\$756,221 **Expenditures:** \$857,386

Guest Use Breakdown	Total	Day-Use	Overnight	Cabins	RV	Tent	Lodge
FY 2025	111,902	64,179	47,723	18,964	9,640	30	19,089
FY 2024	108,278	64,799	43,479	15,043	15,958	--	12,478
FY 2023	95,906	57,267	38,639	4,527	32,742	--	1,370
FY 2022*	4,873	4,850	23	23	--	--	--
FY 2021*	17,108	11,772	5,336	634	4,364	5	333

Deficit: (\$101,165)

***Figure is gross revenue of all income streams at the site.*

FY 2025 REVENUE BY FACILITY:

Day-Use	Campsites	Cabins	Lodge	Pavilions
\$111,228	\$231,116	\$297,550	\$37,775	\$5,536

Current Facility Rental Rates

			DEMAND-BASED PRICING	
Unit	Type	Standard Price	Minimum Price	Maximum Price
CAMPSITES	Premium	\$33	\$16.50	\$49.50
	Improved	\$28	\$14	\$42
	Unimproved	\$18	\$9	\$27
	Backcountry	\$9	\$9	\$18
CABINS	Deluxe	\$175	\$110	\$262.50
	Standard	\$95		\$142.50
LODGES	Deluxe	\$250	\$125	\$375

	Site	Overnight Rate	Sleeping Capacity	Max Capacity Fee Per Person*	Maximum for One Night Stay**
GROUP CAMPS	Bayou Segnette	\$700	80	\$400	\$1,100
	Bogue Chitto	\$600	52	\$260	\$860
	Chemin-A-Haut	\$400	38	\$190	\$590
	Chicot	\$600	112	\$560	\$1,160
	Fontainebleau GC				
	1	\$700	100	\$500	\$1,200
	Fontainebleau GC				
	3	\$400	65	\$325	\$725
	Jimmie Davis	\$700	124	\$620	\$1,320
	Lake Bistineau	\$400	160	\$800	\$1,200
	Lake D'Arbonne	\$600	50	\$250	\$850
	North Toledo Bend	\$600	150	\$750	\$1,350
	Tickfaw	\$400	52	\$260	\$660

*Group camp reservation guests are charged a one-time \$5 per person fee in addition to the overnight rate listed above. Fee assessed at time of reservation booking. §504.B.3.b.

Sam Houston Jones State Park



A Premier Public-Private Partnership Opportunity

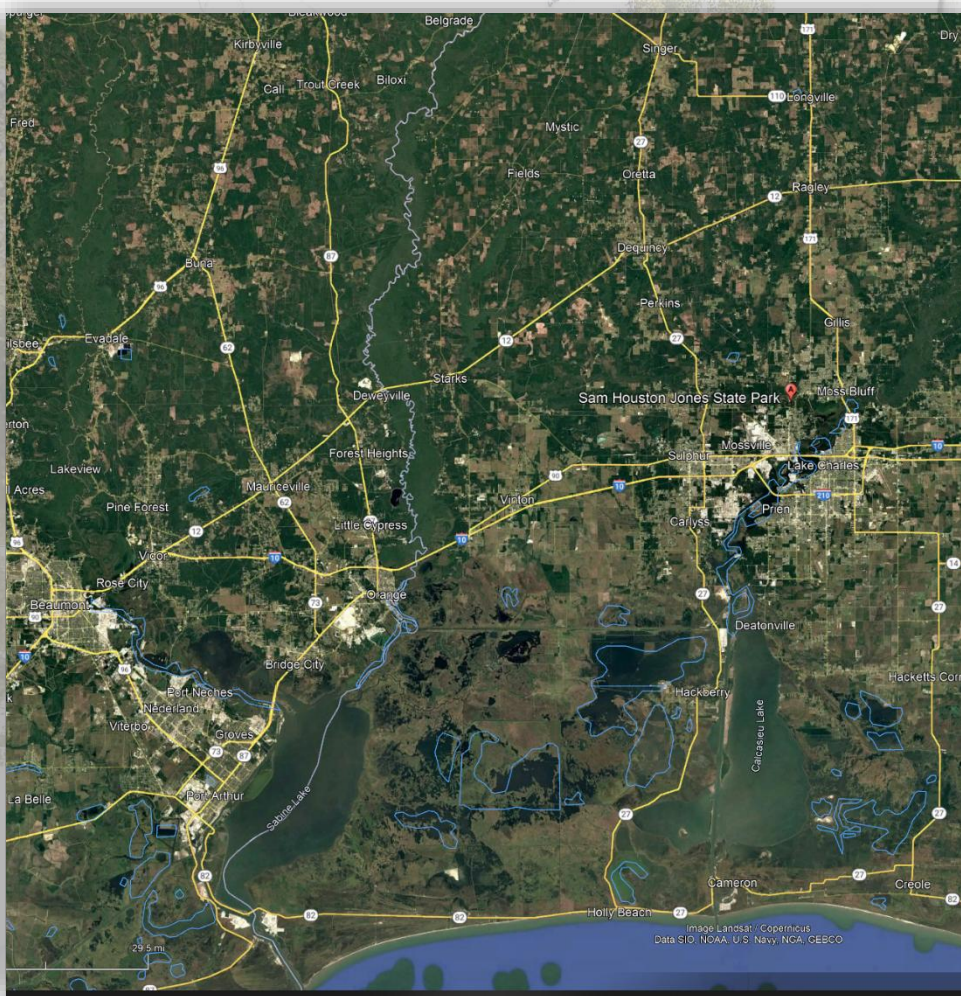
Hotel Conference Center • Luxury RV Campground

Welcome to **Sam Houston Jones State Park**—a rare, high-value destination in the heart of **Southwest Louisiana**, where pristine natural beauty meets strong regional demand. With more than **200,000 residents in Calcasieu Parish**, a growing Lake Charles metro area, and over **313,000 people across the 5-parish Southwest Louisiana region**, this park sits in the center of one of the most dynamic outdoor recreation markets in the state.

Now is the perfect time to invest in a **Hotel Conference Center** and **Luxury RV Campground** through a Public-Private Partnership.

Strategic Location With High Visitor Potential

Sam Houston Jones State Park is minutes from **Lake Charles**, a thriving regional hub with more than **81,000 residents**, vibrant industry, and year-round demand for lodging, conferences, events, reunions, and retreats. Visitors from the surrounding **1.5-hour drive market** include families, retirees, outdoor enthusiasts, sports tournament attendees, and corporate travelers seeking authentic nature experiences—without sacrificing high-quality accommodations.



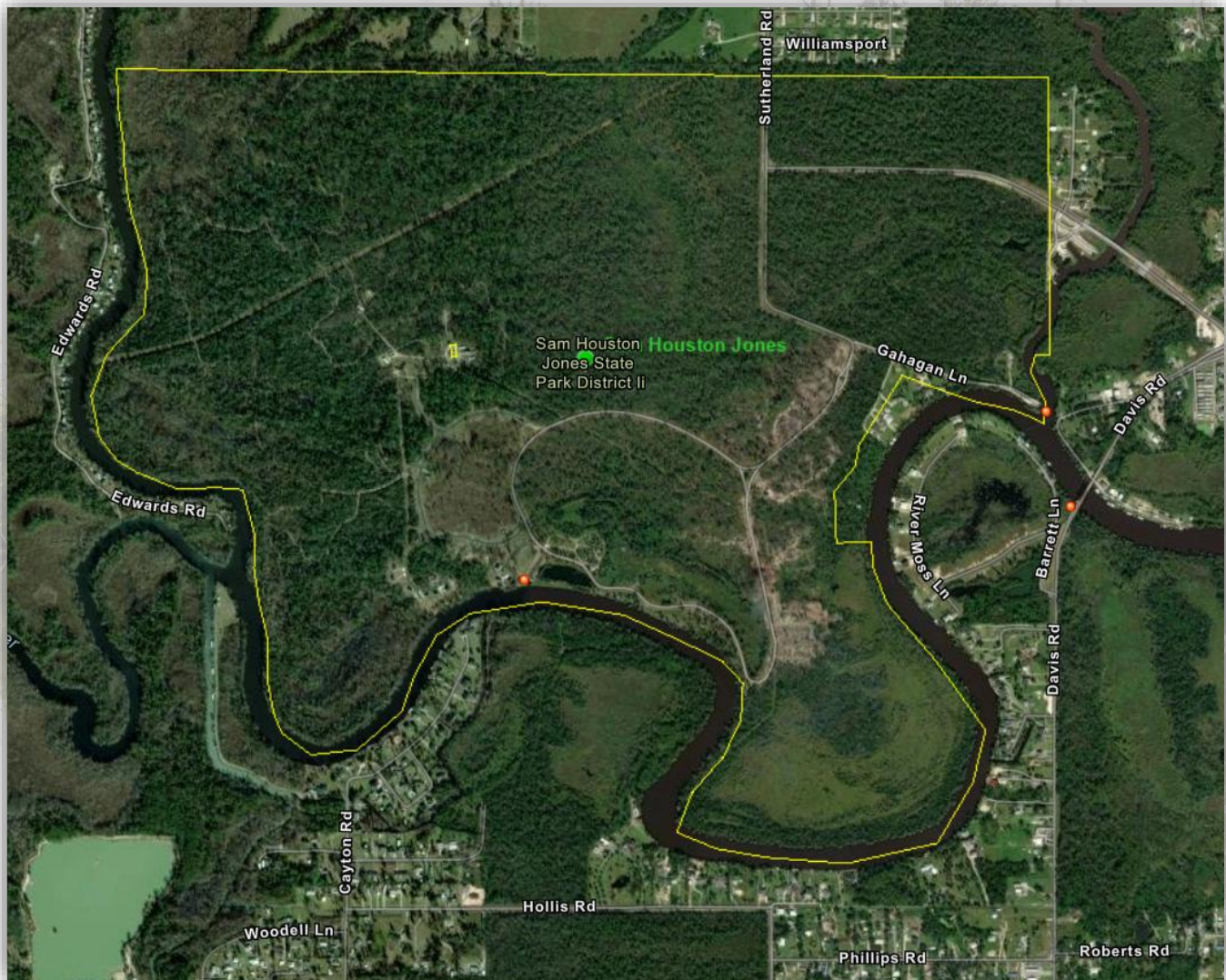
Strong and Diverse Demographics

Within the immediate region:

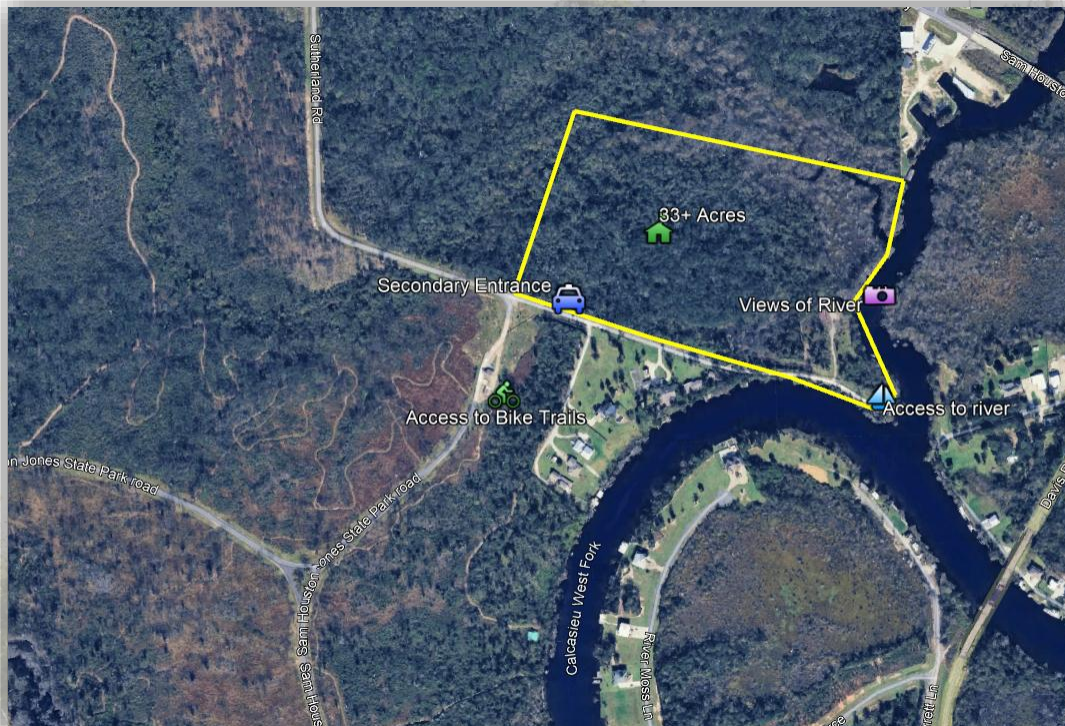
- **207,000+ residents in Calcasieu Parish**
- **313,000+ residents in the Southwest Louisiana 5-parish region**
- Healthy mix of families, professionals, retirees, and corporate workforce
- Median age ~38, offering both stable family visitation and workforce housing demand
- Median household income in Calcasieu Parish: **~\$63,890**
- Nearly **100,000 people** in Lake Charles and Westlake less than 10 minutes from the park

This population supports not only tourism demand, but also corporate event bookings, weekend staycations, and repeat RV and lodging customers.

A Park That's Ready for Growth



The Hotel Conference Center Opportunity



A Premier Waterfront Retreat at Sam Houston Jones State Park

Discover a destination where natural beauty meets modern comfort. The proposed **Hotel & Conference Center at Sam Houston Jones State Park** offers an

unparalleled setting overlooking the tranquil **West Fork of the Calcasieu River**, delivering sweeping, unforgettable views that inspire relaxation, creativity, and connection.

Set on more than **33 acres of pristine landscape**, the property features its **own private entrance**, offering guests a sense of exclusivity while remaining seamlessly connected to the state park.

Nature at Your Doorstep

From your room, step into a world rich with authentic Louisiana outdoor experiences:

- **Direct river access** to the West Fork—perfect for scenic sunrise paddles or evening cruises
- **Boat ramp access**, opening the door to effortless boating adventures
- **Birdwatching among natural swamps**, home to diverse native species
- **Canoeing and kayaking** through peaceful waterways
- **A full suite of water-sport opportunities**, ideal for families, outdoor enthusiasts, and team-building events

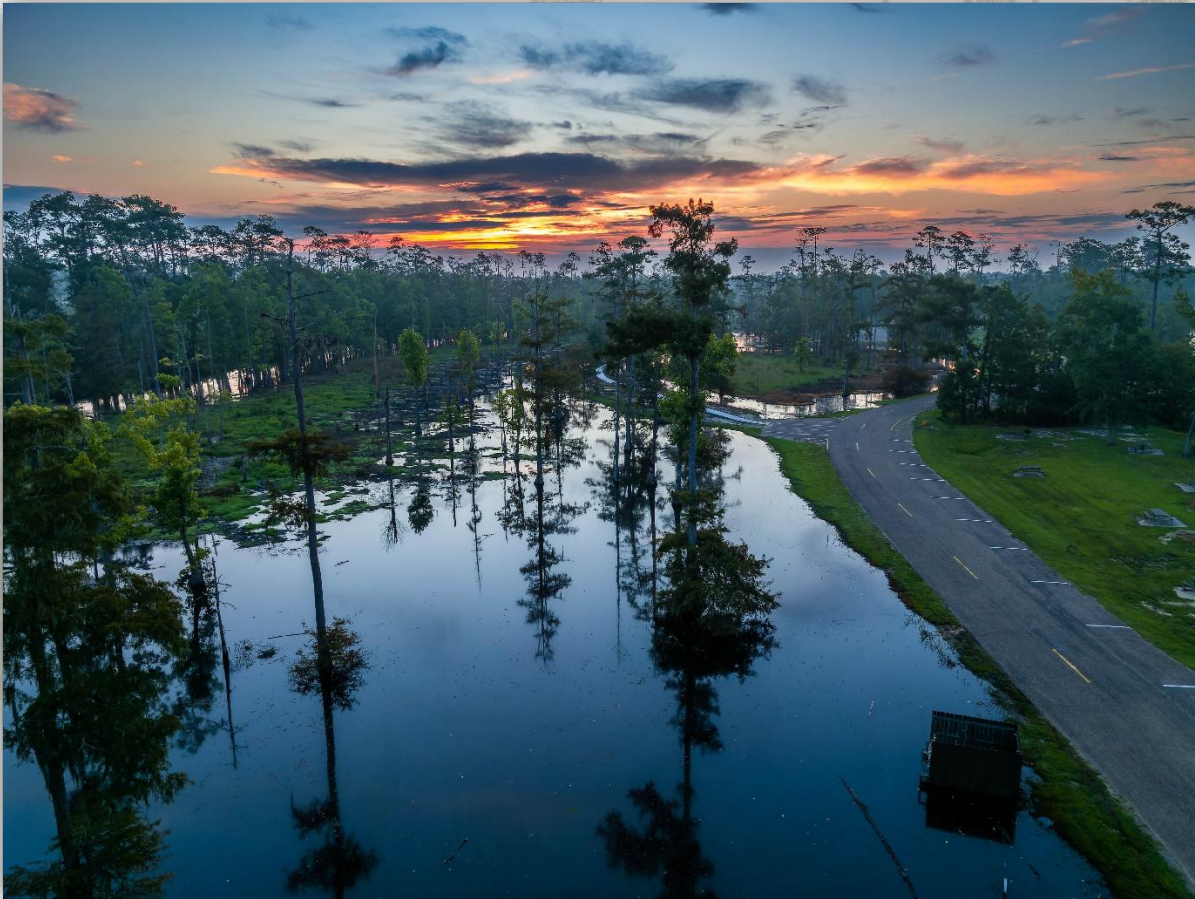
All of this comes with **effortless access to Sam Houston Jones State Park**, offering miles of trails, iconic pine forests, wildlife viewing, and recreational amenities.

A Destination Designed for Success

Whether hosting a corporate retreat, conference, wedding, or luxury getaway, this hotel and conference center will elevate the visitor experience while anchoring the region's next chapter of tourism growth.

Unmatched natural surroundings. Elevated amenities. Endless outdoor adventure.

This is the new standard for destination hospitality in Southwest Louisiana.



A hotel and conference center at Sam Houston Jones State Park would offer:

- A stunning natural backdrop just minutes from the Lake Charles metro
- Ideal space for corporate retreats, banquets, reunions, and training events
- Year-round demand from regional businesses, refineries, petrochemical industries, education sectors, and medical facilities
- A peaceful alternative to casino-based facilities—while remaining close enough for visitors to enjoy both

With Calcasieu Parish's strong population base and a local economy powered by industry, the market is primed for a high-quality nature-focused conference center.

The Luxury RV Campground Opportunity



A Luxury RV Destination Surrounded by Water, Wildlife & Wonder

Set on **25+ acres of rolling, tree-lined terrain**, the proposed **Luxury RV Campground at Sam Houston Jones State Park** offers guests a rare blend of comfort, convenience, and unspoiled natural beauty. Elevated ridgelines provide **stunning views of the West Fork of the Calcasieu River**, the serene **Cypress Lake**, and the park's tranquil **lagoons**, creating a truly immersive Louisiana outdoor experience.

Scenic. Spacious. Special.

This thoughtfully designed destination invites visitors to relax, explore, and connect with nature while enjoying upscale amenities.

- **Premium RV pads (100- 150 sites)** with generous spacing, privacy, and natural landscaping
- **Sweeping waterfront and lakeside views** throughout the campground
- **Rolling topography**, offering a sense of elevation and exclusivity rarely found in Louisiana
- **Instant access to the park's waterways**, perfect for kayaking, canoeing, and wildlife watching

Built for Comfort & Convenience

Infrastructure is already positioned for success, with:

- **Easy access to utilities** including water, sewer, and electrical
- **Ideal proximity to park roads and trails**, ensuring seamless connection to all recreational areas
- **Excellent ingress and egress**, designed for RVs of all sizes

Gateway to Adventure

From this luxury RV retreat, visitors can quickly reach everything Sam Houston Jones State Park is celebrated for:

- Miles of **hiking and biking trails**
- Natural wetlands rich with **birding and wildlife**
- Fishing spots, picnic areas, and the beloved longleaf pine forest
- Access to the **Calcasieu River system** for boating and water recreation

The Future of Outdoor Hospitality

With its extraordinary natural setting, strong infrastructure, and direct access to park amenities, this luxury RV campground represents an exceptional opportunity to elevate tourism in Southwest Louisiana—delivering memorable experiences for visitors and sustainable economic benefits for the region.

****Why a Public-Private Partnership?**

Shared Vision • Shared Value**

A P3 at Sam Houston Jones State Park offers developers and operators the ideal blend of stability and flexibility:

- **Prime undeveloped land** with strong infrastructure access
- **Guaranteed demand** from a large regional population
- **State partnership support**, lowering development obstacles
- **Exclusive development zones** that preserve the park's natural beauty while creating premium guest experiences
- **Lower land acquisition costs**, significantly increasing project feasibility
- **A long-term revenue model** shared between the operator and the state

A Destination Waiting to Be Built

With a growing population, strong household incomes, corporate demand, regional tourism, and unmatched natural assets, **Sam Houston Jones State Park** is positioned to become a flagship outdoor hospitality destination.

A **Hotel Conference Center** and **Luxury RV Campground** are not just viable—they're needed, wanted, and backed by one of the strongest demographic markets for outdoor lodging in Louisiana.

EXHIBIT E: AGREEMENT TEMPLATE

STATE OF LOUISIANA

PARISH OF CALCASIEU

**COOPERATIVE ENDEAVOR AGREEMENT BETWEEN THE STATE OF
LOUISIANA, THROUGH THE DIVISION OF ADMINISTRATION AND
THE DEPARTMENT OF CULTURE, RECREATION AND TOURISM,
OFFICE OF STATE PARKS
AND **TO BE DETERMINED****

BE IT KNOWN that on the dates and at the places set forth below, this Cooperative Endeavor Agreement ("Agreement") is made and entered into by and between the State of Louisiana, through the Division of Administration, whose mailing address is 1201 N 3rd Street, Suite 2-130, Baton Rouge, Louisiana 70802 and the Department of Culture, Recreation and Tourism, Office of State Parks ("DCRT-OSP"), whose mailing address is Post Office Box 44426, Baton Rouge, Louisiana 70804, and **To Be Determined** ("CONTRACTOR"), whose mailing address is [address], (collectively, "the Parties") for the public purposes and in accordance with the terms and conditions set forth herein and in any exhibits hereto, which are, by reference, incorporated herein.

Now Therefore, in consideration of the mutual covenants herein contained, the Parties hereto agree as follows:

I. AUTHORITY

- 1.1 La. R.S. 36:204(B)(9)(b) authorizes the secretary of the Louisiana Department of Culture, Recreation and Tourism to enter into a lease, sublease, concession lease, or any related agreement on any portion of the immovable property under the department's supervision, jurisdiction, or management to a private entity such as CONTRACTOR. When a private party is obligated under the terms of the agreement to undertake activities or to construct improvements on the immovable property that will support the public purposes of the department, the provisions of Part I of Chapter 10 of Title 41 of the Louisiana Revised Statutes of 1950 (La. R.S. 41:1211 et seq.) shall not apply to the agreement, but be subject to the conditions enumerated in 36:204(B)(9)(b)(i)(ii)(iii)(iv), and such agreement shall be negotiated and let in accordance with fair and reasonable criteria established and applied relating to a balance of relevant factors, such as highest return of revenue and benefits, financial stability of the contractor, the proposed architectural design and operational plan, uniqueness of operation, and the potential to stimulate other economic activity and public benefits within the state.
- 1.2 La. R.S. 56:1687 authorizes the DCRT to engage in cooperative endeavors with any public or private association, corporation or individual in matters relating to acquiring, establishing, developing, improving or maintaining any park, parkway or recreational area; to construct and operate suitable public service privileges and conveniences on any office

of state parks holding, and collect reasonable fees and charges for the use of such facilities; to charge a fee and collect rents and other payments for the leasing of concessions or granting of other privileges in or on an office of state parks holding.

- 1.3 La. R.S. 36:201 provides the DCRT's public purposes, and La. R.S. 36:208 provides the public purposes of the DCRT's offices. La. R.S. 56:1682 authorizes and directs the DCRT's office of State Parks, to preserve and protect natural areas of unique or exceptional scenic value, to establish and operate a system of state parks that provide recreational use of natural resources and facilities for outdoor recreation in natural surroundings and to perform functions of the state relating to outdoor recreation development and trails.
- 1.4 La. R.S. 56:1685(C)(4) recognizes and designates Sam Houston Jones as a state park.
- 1.5 La. R.S. 56:1703 provides for the deposit and use of funds generated by state parks.
- 1.6 La. R.S. 39:11 provides that the commissioner of administration shall be an essential party to all transactions involving immovable property in which the state has an interest. No such immovable property shall be acquired, transferred, leased, or encumbered without the commissioner being a party to the transaction.
- 1.7 La. Const. Article 7 Section 14 prohibits the state from donating state funds, credit, property, or things of value, and authorizes the state to enter into cooperative endeavors for a public purpose with any public or private association, corporation, or individual.
- 1.8 This Agreement shall be governed by and subject to all applicable laws, including those not specifically mentioned in this Agreement.

II. PROPERTY

- 2.1 Sam Houston Jones State Park is comprised of the immovable property acquired by the DCRT pursuant to an Act of Cash Sale dated the 6th day of May, 1944 and recorded in Conveyance Book 372, Page 515, of the official records of the Parish of Calcasieu, State of Louisiana Said property is more fully described in the aforementioned Act of Cash attached hereto and identified as **Exhibit [REDACTED]**. The specific areas of the Park that are subject to this Agreement constitute smaller, defined areas within the Park and are identified herein as the "Property," as depicted in **Exhibit [REDACTED]**. The Park, including the Property, and this Agreement are subject to all existing surface leases, mineral leases, rights-of-way, easements, permits, servitudes, and any other agreements or encumbrances of record affecting the Park.

III. CONDITION OF PROPERTY

- 3.1 The taking of possession of the Property by CONTRACTOR shall constitute acknowledgement that the Property is in good and sufficient condition for the purposes for which CONTRACTOR is entering into this Agreement. CONTRACTOR agrees to accept the Property in its presently existing condition, "AS IS," and that the DCRT-OSP shall not

be obligated to make any alterations, additions, or improvements to the Property except as otherwise provided for in this Agreement.

- 3.2 The DCRT-OSP shall not be responsible for damage of any kind to any person or property arising out of or resulting from CONTRACTOR's use of the Property.

IV. TERM

- 4.1 The Agreement granted herein shall have a primary term of ten (10) years, commencing on [date] and ending on [date], with an option to renew for an additional ten (10) year term(s) ("Option"), subject to the maximum aggregate term permitted by La. R.S. 36:204(B)(9)(b)(iv) and other applicable law.
- 4.2 This Option to renew is not automatic. Any extension or modification of the terms of this Agreement requires a written amendment executed by all parties to the original agreement prior to the termination or expiration of the primary terms.
- 4.3 Should the Agreement terminate prior to execution of an amendment to extend the term pursuant to the exercise of this Option, the Parties may negotiate and execute a new agreement.

V. PROJECT AND PUBLIC PURPOSE

- 5.1 This Agreement is entered into by the DCRT-OSP and CONTRACTOR for the purpose of designing, constructing, and operating a high quality RV campground and associated amenities at Sam Houston Jones State Park ("Project") at no cost to the DCRT-OSP.
- 5.2 The DCRT-OSP issued a Request for Proposals for the design, construction, operation, and maintenance of a high quality recreational vehicle campground and related amenities under a revenue sharing arrangement. Proposals submitted in response to the Request for Proposals were evaluated by the DCRT-OSP in accordance with the published evaluation criteria, and CONTRACTOR was selected to carry out the Project through that process.
- 5.3 The DCRT-OSP is authorized to enter into this Agreement pursuant to the authority set forth in Section I, Authority and Background. The DCRT-OSP's governmental purposes include the establishment, maintenance, improvement, and operation of a system of state parks to provide the public with recreational opportunities, access to natural resources, and quality outdoor facilities and amenities.
- 5.4 The Project supports the DCRT-OSP's governmental purposes by serving the following public purposes:
- 5.4.1 Expanding overnight lodging opportunities within the Park, thereby increasing public access to outdoor recreation and natural resources for a broader range of visitors, including families, seniors, and visitors who are unable or prefer not to camp.

- 5.4.2 Improving the quality and functionality of the DCRT-OSP-owned infrastructure and visitor amenities through the construction of an RV campground.
- 5.4.3 Generating additional revenue to support Park operations through the Parties' revenue-sharing arrangement, thereby supporting the maintenance, operation, improvement, and long-term sustainability of the Park for the benefit of the public.
- 5.4.4 Accomplishing these public purposes without requiring the expenditure of DCRT-OSP capital funds for the design, construction, operation, and maintenance of the RV campground.
- 5.5 The Parties acknowledge and agree that this Agreement satisfies the requirements applicable to cooperative endeavor agreements under Article VII, Section 14(C) of the Louisiana Constitution and other provisions of applicable law.
 - 5.5.1 This Agreement creates reciprocal obligations between the Parties, and the DCRT-OSP has a demonstrable and reasonable expectation of receiving public benefits or value at least equivalent to or greater than the value of the DCRT-OSP's contribution to this cooperative endeavor.
 - 5.5.2 The contribution of public resources authorized by this Agreement is not a gratuitous donation but is made in exchange for the reciprocal obligations and public benefits described herein.
 - 5.5.3 The DCRT-OSP and CONTRACTOR certify that this Agreement is authorized by law and does not involve any transaction prohibited by the Constitution or laws of the State of Louisiana.

VI. IMPROVEMENTS

- 6.1 CONTRACTOR shall have the right and obligation to construct, convert, recomplete, rework, maintain, and operate improvements on the Property in furtherance of the Project.
- 6.2 CONTRACTOR shall not construct, convert, recomplete, or rework any improvements on the Property until the following steps are completed: (1) submit plans for the proposed work to the DCRT-OSP for review, (2) obtain written consent from the DCRT-OSP approving plans, and (3) secure all necessary permits, if applicable.
- 6.3 CONTRACTOR may only make and permit others to make those improvements, additions, alterations or reconstructions to the Property which are made in accordance with generally accepted commercial practices and are within the scope and purpose of the Project.
- 6.4 Any other improvements, additions, alterations or reconstructions to the Property shall not be made without prior permission of the DCRT-OSP, which permission shall not be unreasonably withheld.

VII. PAYMENT TERMS

- 7.1 No public funds shall be paid or transferred by the DCRT-OSP to CONTRACTOR under the terms of this Agreement.
- 7.2 Each party agrees to procure and pay for those services and expenses that are determined by that party to be necessary for the implementation of this Project, including but not limited to, surveys, appraisals, permits, marketing and feasibility studies, advertising, professional and consulting services. Such expenses shall be borne by the party that incurs them.
- 7.3 The DCRT-OSP and CONTRACTOR shall ensure that the DCRT-OSP shall receive payments and/or a share of revenue that, at a minimum, satisfies the requirements of Louisiana Constitution Article 7, Section 14 and comports with La. R.S. 56:1703.
- 7.4 The DCRT-OSP and CONTRACTOR hereby agree to share in the revenues generated by and through the Project authorized herein.
- 7.5 All revenue remitted to the DCRT-OSP shall be deposited and spent in accordance with La. R.S. 56:1703 and other provisions of applicable law.
- 7.6 CONTRACTOR shall remit payments to the DCRT-OSP as follows:
- a. At minimum, CONTRACTOR shall remit to the DCRT-OSP monthly payments of [REDACTED] **Dollars and 00/Cents (\$ [REDACTED].00)** (the “minimum monthly payment”), regardless of how much monthly gross revenue that CONTRACTOR generates from the Project. The minimum monthly payment shall not be in addition to the monthly gross revenue sharing percentages specified in paragraph (b) of this Section.
 - b. CONTRACTOR shall retain [REDACTED] percent ([REDACTED]%) of the monthly gross revenue generated from the Project and remit to the DCRT-OSP an amount equal to [REDACTED] percent ([REDACTED]%) of the monthly gross revenue generated from the Project
 - c. For purposes of this Agreement, “**gross revenue**” shall be defined as all revenue, receipts, and income of any kind received or earned by Contractor from the operation of the RV campground and all associated amenities, facilities, and services, and other consideration of any kind received or earned by CONTRACTOR arising from or relating to the operation of the Project, including but not limited to, RV site rentals; fees for use of amenities; retail sales, equipment rentals, and concessions; food and beverage sales; and any other revenue generated from activities conducted on the Property.

Gross Revenue shall be calculated **before** any deduction for operating expenses, taxes (other than sales tax actually collected from customers and remitted to the taxing

authority), commissions, equipment costs, insurance, labor, depreciation, or any other expenses incurred by CONTRACTOR.

- 7.7 CONTRACTOR agrees to share in any revenues that it generates by and through any third-party provider agreement with another service provider. To that end, CONTRACTOR shall include any revenues generated by and through any third-party provider agreement in its monthly revenue calculations to be shared in accordance with percentages specified in Section 7.6 above.
- 7.8 At the same time CONTRACTOR makes monthly payments to the DCRT-OSP in the amounts specified in Section 7.6 above, CONTRACTOR shall contemporaneously provide the DCRT-OSP with reports detailing the gross revenue it generated each month from the Project.
- 7.9 CONTRACTOR shall submit written reports to the DCRT-OSP on a monthly basis. Each report shall include relevant and current information regarding the Project, including at a minimum: updates on construction, repairs, maintenance, and overall project status; total nights booked; **TO BE DETERMINED BASED ON PROPOSAL**, and other relevant matters. Reports shall be submitted to the DCRT-OSP no later than fifteen (15) days following the end of each reporting month.
- 7.10 CONTRACTOR shall remit payment to the DCRT-OSP by the fifteenth (15th) day of each month. The payment shall be in an amount equal to the payments required in Section 7.6, including the relevant percentage of revenue for all revenue generated from the Project in the preceding month.
- 7.11 In the event of any late payment, the DCRT-OSP may immediately terminate this Agreement, or at the DCRT-OSP's option, the DCRT-OSP may grant CONTRACTOR up to an additional thirty (30) days to make payment. During this thirty (30) day period, any late payments tendered by CONTRACTOR must include an additional late penalty equal to five percent (5%) of the amount the DCRT-OSP is owed. Furthermore, at the DCRT-OSP's option, payments tendered more than thirty (30) days following the due date may be accepted. Acceptance of late payments does not alter the terms of this Agreement. For payments sent by the US Postal Service, the date postmarked is deemed the date tendered. The Parties may set up auto draft, ACH, or other electronic payment methods upon mutually agreeable terms to be determined.
- 7.12 Any authorized agency of the state government (e.g., Office of the Louisiana Legislative Auditor of the State of Louisiana, the Office of the Governor, Division of Administration, the Louisiana Inspector General's Office) and of the federal government has the right to inspect and review all books and records pertaining to activities rendered under this Agreement upon request during the duration of this Agreement and any subcontract entered under this agreement and for a period of five (5) years from the date of final payment under the Agreement and any subcontract entered into under this Agreement or five years from the date of termination of the Agreement and any subcontract entered into under this Agreement, whichever is later. CONTRACTOR and its subcontractor(s), if any, shall

maintain such books and records for this five-year period and cooperate fully with the authorized auditing agency. CONTRACTOR and its subcontractor(s), if any, shall comply with federal and state laws authorizing an audit of their operations as a whole, or of specific program activities.

- 7.13 All payments and reports required under this Section shall be mailed to the DCRT-OSP at the following address:

Louisiana Department of Culture, Recreation and Tourism
Attention: Office of State Parks
Post Office Box 44426
Baton Rouge, Louisiana 70804

VIII. PROJECT REQUIREMENTS

- 8.1 The Parties shall collaborate to identify the precise location on the Property designed for the placement of the Project. An overhead, aerial photograph with the approximate location of the RV sites is attached as **Exhibit [REDACTED]** to this Agreement.

The following Project requirements will apply to CONTRACTOR, all of which shall be performed at CONTRACTOR's sole expense:

- 8.2 **Additional Project requirements to be determined based on proposal**

IX. REPORTING AND MONITORING

- 9.1 Each party to this Agreement shall designate a programmatic point of contact who will act as that party's liaison between the DCRT-OSP and CONTRACTOR. The point of contact shall monitor and document progress, challenges, and compliance related to the implementation of the Project, including all activities required to carry out and complete the Project in accordance with this Agreement.

Notices provided under this Agreement shall be effective when received by the point of contact at the specified address. Each party is responsible for keeping this information current.

For the DCRT-OSP:

Name:

Title:

Address: Post Office Box 44426

Baton Rouge, LA 70804

Phone:

Email:

Project: RV Campground/Sam Houston Jones State Park

For CONTRACTOR:

Name:

Title:

Address:

Phone:

Email:

Project: RV Campground/Sam Houston Jones State Park

- 9.2 The DCRT-OSP may, upon reasonable notice, review, inspect, and audit CONTRACTOR's records and activities related to this Agreement for the purpose of determining compliance. CONTRACTOR shall be solely responsible for carrying out its activities in accordance with this Agreement and for maintaining all required approvals, documentation, and insurance coverage. Nothing in this Agreement shall be construed to make the DCRT-OSP responsible for ensuring CONTRACTOR's compliance or performance.

**X. PERMITTING, REGULATORY COMPLIANCE AND
ENVIRONMENTAL REVIEW**

- 10.1 CONTRACTOR shall be solely responsible, at its cost and expense, for identifying, evaluating, obtaining, maintaining, and complying with all federal, state, regional, and local permits, approvals, licenses, certifications, authorizations, reviews, and regulatory requirements necessary for the design, construction, operation, maintenance, repair, replacement, and continued use of the Project and all associated improvements and amenities.
- 10.2 CONTRACTOR shall conduct all investigations, studies, assessments, surveys, and analyses necessary to determine applicable regulatory requirements and development constraints affecting the Project. Such efforts may include, but are not limited to, wetlands delineations, environmental assessments, threatened and endangered species reviews, cultural and historic resource evaluations, floodplain analyses, stormwater evaluations, utility investigations, geotechnical studies, and other due diligence activities required by applicable agencies or law.
- 10.3 CONTRACTOR shall be solely responsible for obtaining and maintaining all required permits, approvals, and authorizations, including, as applicable, permits and approvals issued by the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, National Marine Fisheries Service, Federal Emergency Management Agency, Louisiana Department of Environmental Quality, Louisiana Department of Wildlife and Fisheries, Louisiana Department of Energy and Natural Resources, Louisiana Department of Transportation and Development, Calcasieu Parish, and any other governmental authority having jurisdiction.
- 10.4 Applicable permits, approvals, and compliance requirements may include, without limitation, permits and authorizations related to wetlands and waters of the United States; Section 404 of the Clean Water Act (33 U.S.C. § 1344); Section 401 Water Quality

Certification; stormwater permitting under the Louisiana Pollutant Discharge Elimination System (LPDES); floodplain management requirements; threatened and endangered species protections; cultural and historic resource review requirements; coastal use permitting, if applicable; and all other environmental, land use, building, utility, health, safety, and operational requirements.

- 10.5 CONTRACTOR shall be solely responsible for all avoidance, minimization, mitigation, monitoring, restoration, compensatory mitigation, environmental compliance measures, and permit conditions required by any permitting or regulatory authority. CONTRACTOR shall bear all costs associated with such requirements.
- 10.6 CONTRACTOR shall also be responsible for ensuring compliance with any restrictions, obligations, approvals, or conversion requirements arising from federal funding, grants, or encumbrances applicable to the Project site, including, if applicable, requirements associated with the Land and Water Conservation Fund Act and any related federal approvals.
- 10.7 The DCRT makes no representation regarding the availability of permits or approvals, the suitability of any proposed development area, or the extent of environmental, regulatory, or site constraints affecting the Project.

XI. CONDITIONS

- 11.1 CONTRACTOR shall comply with all federal, state and local rules, regulations and ordinances for sewer, sanitation, fire safety and any other regulated activities and provide the DCRT-OSP with proof of compliance, upon request.
- 11.2 CONTRACTOR agrees to use the Property as a good and careful administrator and agrees to hold any and all subcontractors to the same standard. This obligation includes maintaining the Property in a neat, clean and orderly manner at all times.
- 11.3 No hazardous materials or hazardous waste materials shall be placed or stored on or under the Property by CONTRACTOR and/or any and all subcontractors. Pool Chemicals may be stored, used, and disposed of on the Property only in strict compliance with all applicable federal, state, and local laws, regulations, and guidelines, including manufacturer safety instructions, governing such materials. CONTRACTOR shall ensure that all personnel handling Pool Chemicals are properly trained and that appropriate containment and disposal measures are implemented.
 - 11.3.1 **Hazardous Materials:** For purposes of this Agreement, “Hazardous Materials” means any gaseous, liquid, or solid material which because of its quantity, concentration, or physical, chemical, or biological composition poses a substantial present or potential hazard to human health, the environment, or property when transported in commerce, or which material is identified or designated as being hazardous pursuant to applicable local, state, and/or federal laws and regulations.

- 11.3.2 **Hazardous Waste Materials:** For purposes of this Agreement, “Hazardous Waste Materials” means any waste, or combination of wastes, which because of its quantity, concentration, physical, or chemical characteristics may cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness, or pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of, or otherwise managed. Such definition shall be applied only to those wastes identified and designated as such pursuant to the Louisiana Hazardous Waste Control Law, R.S. 30:2171 et seq. and applicable federal laws and regulations.
- 11.3.3 **Pool Chemicals:** For purposes of this Agreement, “Pool Chemicals” refers to substances commonly used for the treatment and maintenance of swimming pools, such as chlorine, bromine, pH adjusters, and algacides, provided they are not otherwise classified as hazardous waste under applicable law.
- 11.4 CONTRACTOR agrees to abide by the requirements of the following as applicable and amended: Title VI of the Civil Rights Act of 1964 and Title VII of the Civil Rights Act of 1964; Equal Employment Opportunity Act of 1972; the Rehabilitation Act of 1973; the Vietnam Era Veteran’s Readjustment Assistance Act of 1974; Title IX of the Education Amendments of 1972; Age Discrimination Act of 1975; Fair Housing Act of 1968; Americans with Disabilities Act of 1990, La. R.S. 39:1602.1, and La. R.S. 39:1602.2.
- 11.5 CONTRACTOR agrees not to discriminate in its employment practices and shall render services under this Agreement without regard to race, color, religion, sex, sexual orientation, national origin, veteran status, political affiliation, disability, or age in any matter relating to employment. Any act of discrimination committed by CONTRACTOR, or failure to comply with these statutory obligations when applicable shall be grounds for termination of this Agreement.
- 11.6 CONTRACTOR or any of its subcontractors, if applicable, shall not issue any press release, public announcement, advertisement, or other publicity related to the Property, the Project, and/or this Agreement or its performance, nor shall CONTRACTOR or its subcontractors use the DCRT-OSP’s name, trademarks, logos, or refer to the DCRT-OSP as a client or partner in any promotional materials, without first obtaining the DCRT-OSP’s prior written consent. This restriction applies to all forms of media, including print, broadcast, digital, and social media. CONTRACTOR shall also ensure that any third-party promotional partners, affiliates, or subcontractors engaged by CONTRACTOR comply with this provision. Any unauthorized publicity or promotional activity shall constitute a material breach of this Agreement.
- 11.7 CONTRACTOR or any of its subcontractors, if applicable, shall not enter into any agreement, arrangement, or other contractual relationship with any promoter, influencer, marketing representative, or similar third party in connection with the Property, the Project, and/or this Agreement without first obtaining the DCRT-OSP’s prior written consent. CONTRACTOR or its subcontractors must submit a written request to the DCRT-OSP

identifying the proposed third party, the scope of services, and any related promotional activities for review and approval. Oral consent shall not be deemed sufficient. Any engagement made without such written consent shall constitute a material breach of this Agreement. CONTRACTOR shall be solely responsible for ensuring compliance with this provision and for any costs or damages arising from unauthorized engagements.

- 11.8 All records, reports, documents, and other material delivered or transmitted to CONTRACTOR by the DCRT-OSP shall remain the property of the DCRT-OSP, and shall be returned by CONTRACTOR to the DCRT-OSP, at CONTRACTOR's expense, at termination or expiration of the Agreement. Copies of all material related to the Agreement and/or obtained or prepared by CONTRACTOR in connection with the performance of the Project contracted for herein shall remain the property of the DCRT-OSP, and shall be delivered by CONTRACTOR to the DCRT-OSP upon the DCRT-OSP's request and at CONTRACTOR'S expense, at termination or expiration of the Agreement.
- 11.9 CONTRACTOR has the duty to cooperate fully with the DCRT-OSP and provide any all requested information, documentation, etc. to the DCRT-OSP when requested. This duty applies even if this Agreement is terminated and/or a lawsuit is filed. Specifically, CONTRACTOR shall neither limit nor impede the DCRT-OSP's right to audit, nor shall CONTRACTOR withhold the DCRT-OSP-owned documents.
- 11.10 CONTRACTOR shall protect from unauthorized use and disclosure all information relating to the DCRT-OSP's operations and data (e.g. financial, statistical, personal, technical) that becomes available to CONTRACTOR in carrying out this Agreement. CONTRACTOR shall use protective measures that are the same or more effective than those used by the DCRT-OSP. CONTRACTOR is not required to protect information or data that is publicly available outside the scope of this Agreement, already rightfully in CONTRACTOR'S possession, independently developed by CONTRACTOR outside the scope of this Agreement, or rightfully obtained from third parties.
- 11.11 CONTRACTOR has a continuing obligation to disclose any suspensions or debarment by any government entity, including but not limited to General Services Administration (GSA). Failure to disclose may constitute grounds for suspensions and/or termination of the Agreement and debarment from future contracts.
- 11.12 CONTRACTOR and each tier of subcontractors shall certify that it is not on the List of Parties Excluded from Federal Procurement or Non-procurement Programs promulgated in accordance with Executive Orders 12549 and 12689, "Debarment and Suspension," as set forth at 2 CFR Part 180 and 24 CFR Part 24.
- 11.13 CONTRACTOR acknowledges that Chapter 15 of Title 42 of the Louisiana Revised Statutes (La. R.S. 42:1101 et seq., Code of Governmental Ethics) may apply to CONTRACTOR as a result of entering into this Agreement. CONTRACTOR agrees to comply with all applicable provisions of the Code of Governmental Ethics and is responsible for ensuring that its officers, employees, agents, and subcontractors adhere to these requirements throughout the term of the Agreement. CONTRACTOR agrees to

immediately notify the DCRT-OSP if potential violations of the Code of Governmental Ethics arise at any time during the term of this Agreement.

- 11.14 In accordance with La. R.S. 42:1267(B)(3) and the state of Louisiana's Information Security Policy, if CONTRACTOR, any of its employees, agents, or subcontractors will have access to the state government information technology assets, CONTRACTOR'S employees, agents, or subcontractors with such access must complete cybersecurity training annually, and CONTRACTOR must present evidence of such compliance annually and upon request. CONTRACTOR may use the cybersecurity training course offered by the Louisiana Department of State Civil Service without additional cost.

For purposes of this section, "access to state government information technology assets" means the possession of credentials, equipment, or authorization to access the internal workings of state information technology systems or networks. Examples include but are not limited to the DCRT-OSP-issued laptops, VPN credentials to access the state network, badging to access the state's telecommunications closets or systems, or permissions to maintain or modify IT systems used by the state. Final determination of scope inclusions or exclusions relative to access to state government information technology assets will be made by the Office of Technology Services.

XII. RESERVATIONS

- 12.1 The DCRT-OSP reserves the full use and enjoyment of the Property, both surface and subsurface, for any and all purposes except those particular uses granted hereinabove to CONTRACTOR.
- 12.2 The DCRT-OSP reserves all rights of whatever nature and kind in and to all minerals on or under the Property. These rights include, but are not limited to, all operations which are necessary, useful or convenient for the exploration, exploitation, drilling, mining, production, development, storage and transportation of all oil, gas, sulfur and other minerals, on or under the Property or any other property under the control of the DCRT-OSP.
- 12.3 The DCRT-OSP reserves all rights of whatever nature and kind in and to all timber and forest products on the Property. These rights include, but are not limited to, rights of access; management and/or removal of timber and forest products.
- 12.4 The DCRT-OSP may exercise the rights reserved herein without CONTRACTOR's consent, so long as the exercise of those rights does not prohibit CONTRACTOR's use of the Property or damage improvements made by CONTRACTOR or its subcontractors. CONTRACTOR hereby expressly agrees and declares that the DCRT-OSP shall not be liable to CONTRACTOR for damages resulting from the exercise of any rights reserved herein.

XIII. ASSIGNMENT

- 13.1 This Agreement shall be binding upon the DCRT-OSP, CONTRACTOR, and their respective successors and assigns.
- 13.2 Any subcontract or assignment of rights related to the Property, the Project, and/or this Agreement is subject to written approval by the DCRT-OSP.
- 13.3 This Agreement shall be heritable, but shall not be subject to mortgage, pledge, seizure or sale without the prior written consent of the DCRT-OSP.

XIV. INSURANCE AND SURETY BOND

- 14.1 CONTRACTOR shall comply with and be fully subject to all insurance requirements set forth in this Agreement, as well as the provisions contained in **Exhibit [REDACTED]**. All such insurance obligations are hereby incorporated by reference and made binding upon the CONTRACTOR.
- 14.2 CONTRACTOR agrees to obtain and maintain adequate amounts/levels of insurance pursuant to that described in **Exhibit [REDACTED]** to this Agreement. Any such policy of insurance shall name the DCRT-OSP and the Louisiana Division of Administration as additional insureds.
- 14.3 CONTRACTOR shall furnish to the DCRT-OSP certificates of insurance and all required endorsements evidencing the insurance coverages required herein. All such certificates and endorsements must be received and approved in writing by the DCRT-OSP prior to CONTRACTOR, any subcontractor, or any person or entity acting on CONTRACTOR's behalf entering the Property, mobilizing, or commencing any portion of the Project. Failure of the DCRT-OSP to approve the required certificates and endorsements shall prohibit commencement of the Project, and any work performed prior to such approval shall be deemed unauthorized and undertaken solely at CONTRACTOR's risk and expense. CONTRACTOR shall maintain all required insurance in full force and effect throughout the duration of the Project and shall promptly provide updated certificates or endorsements upon renewal, modification, cancellation, or request by the DCRT-OSP.
- 14.4 CONTRACTOR further agrees to require any subcontractor to obtain and maintain adequate amounts/levels of insurance pursuant to that described in **Exhibit [REDACTED]** to this Agreement. Any such policy of insurance shall name the DCRT-OSP and the Louisiana Division of Administration as additional insureds.
- 14.5 CONTRACTOR shall produce and provide the certificate(s) of insurance upon which the DCRT-OSP and the Louisiana Division of Administration are identified as additional insureds on an annual basis and/or when reasonably requested by the DCRT-OSP.
- 14.6 CONTRACTOR shall furnish a good and solvent bond in an amount equal to one hundred percent (100%) of the estimated total construction costs of the Project for the faithful

performance of its duties, including but not limited to, guaranteeing the timely completion of the construction component of the Project and the payment of all laborers, suppliers, and subcontractors. A surety bond written for the Project shall be written by a surety or insurance company currently listed on the U.S. Department of the Treasury, Bureau of Fiscal Service, Listing of Certified Companies (Treasury Department Circular 570), published annually in the Federal Register, or by a Louisiana-domiciled insurance company with at least an A- rating in the latest printing of the A.M. Best's Key Rating Guide. A surety bond shall be written by a surety or insurance company that is licensed to do business in the State of Louisiana and acceptable to the DCRT. CONTRACTOR shall submit a good and solvent performance bond to the DCRT prior to the beginning of construction. No mobilization or on-site work shall commence until bond is received and approved by the DCRT. The surety bond shall remain in full force through Substantial Completion, Final Completion, acceptance of the construction component of the Project, and any correction period/warranty specified in the Agreement. The cost of the required bond shall be paid by CONTRACTOR

XV. HOLD HARMLESS AND INDEMNIFICATION

- 15.1 For purposes of this section **“Indemnified Party”** means the State of Louisiana; the Department of Culture, Recreation and Tourism, including its Office of State Parks (DCRT-OSP); its officials, officers, employees, agencies, boards, commissions, agents, and volunteers.
- 15.2 CONTRACTOR, its successors and assigns, shall protect, defend, indemnify, save, and hold harmless the Indemnified Party against any and all claims, demands, suits, actions and judgments of sums of money, attorney’s fees and court costs arising out of injury or death to any person, or damage to or loss of property, growing out of, related to, resulting from or by reason of any act or omission of CONTRACTOR, its owners, agents, employees, partners, or subcontractors while engaged upon or in connection with the Project or the activities described herein or performed hereunder. Notwithstanding the foregoing, CONTRACTOR shall not be obligated to indemnify or hold harmless the DCRT-OSP or any other Indemnified Party for claims, demands, suits, or causes of action to the extent arising out of the negligence or willful misconduct of the DCRT-OSP or such Indemnified Party. CONTRACTOR agrees to investigate, handle, respond to, and provide a defense for any such claims, demands, suits, or causes of action at its sole expense, and to bear all costs and expenses related thereto, including attorney’s fees, even if such claims are groundless, false, or fraudulent. This indemnification and hold harmless provision shall survive any termination of the Agreement. The DCRT-OSP may, but is not required to, consult with CONTRACTOR in the defense of any claim, and any such consultation shall not affect CONTRACTOR’s responsibility for the handling of, and the expenses for, all claims.
- 15.3 CONTRACTOR shall promptly, and in any event within five (5) business days, notify the DCRT-OSP in writing of the commencement of any action, proceeding, or investigation of which CONTRACTOR has actual knowledge and with respect to which a claim for indemnification may be made. CONTRACTOR’s failure to provide such notice shall not

relieve CONTRACTOR of its obligations, nor of any liability it may have to the Indemnified Party.

- 15.4 CONTRACTOR shall, at the DCRT-OSP's request, appear and defend any suit arising from any such loss or liability at CONTRACTOR's own sole cost and expense and shall pay any and all court costs, litigation expenses (including costs related to discovery and expert witnesses) and judgment that may be entered against the DCRT-OSP therein when said suit is finally determined for such loss or liability resulting from use of the Property by CONTRACTOR, its subcontractors and/or assigns.

XVI. TERMINATION/CANCELLATION

- 16.1 Should CONTRACTOR at any time violate any of the terms or conditions of this Agreement; discontinue the use of the Property; fail to make payments pursuant to Section VII of this Agreement; or fail to timely pay other expenses assumed under this Agreement, the DCRT-OSP shall have the option to notify CONTRACTOR in writing that it intends to cancel this Agreement. For monetary breaches, CONTRACTOR shall have thirty (30) days from receipt of notice to cure. For non-monetary breaches, CONTRACTOR shall have thirty (30) days from receipt of notice to cure. Provided that CONTRACTOR is diligently pursuing a cure, the DCRT-OSP may extend the cure period up to ninety (90) days from receipt of notice. Following the applicable delay period, the DCRT-OSP may cancel this Agreement immediately without placing CONTRACTOR in default.
- 16.2 Should CONTRACTOR at any time use the Property or any portion thereof for any illegal or unlawful purpose, or should CONTRACTOR commit, or permit or tolerate the commission of any act which upon conviction is punishable by imprisonment under the laws of the United States or the State of Louisiana, the DCRT-OSP may immediately cancel this Agreement without prior notice or necessity of putting CONTRACTOR in default.
- 16.3 Should it be determined that the Property covered by this Agreement is required for a public purpose by the DCRT-OSP, the DCRT-OSP may terminate this Agreement by giving CONTRACTOR written notice of its intention to terminate at least one hundred eighty (180) days before the intended date of termination.
- 16.4 CONTRACTOR may surrender this Agreement at any time, either during the original term or any extension of the original term by giving the DCRT-OSP written notice of its intention to terminate at least ninety (90) days before the intended date of termination. If CONTRACTOR had previously recorded this Agreement in the parish conveyance records, then CONTRACTOR shall file a written release in the parish conveyance records and shall provide the DCRT-OSP with a certified copy thereof. Surrender of this Agreement shall not affect any existing obligations of CONTRACTOR or relieve CONTRACTOR of any obligations previously incurred.
- 16.5 Upon termination of this Agreement, CONTRACTOR will automatically forfeit any right of recourse against the DCRT-OSP for return of all or part of the consideration paid.

- 16.6 In the event of cancellation or termination for any reason, the DCRT-OSP, in its sole discretion, shall allow for CONTRACTOR and its subcontractors or its assigns to remove at their sole risk, cost and expense, any or all improvements, constructions or obstacles and to restore the Property to its original condition within ninety (90) days of this Agreement's termination. This responsibility to remove any and all improvements, constructions, or obstacles on the part of CONTRACTOR and its subcontractors or its assigns shall be joint liability among CONTRACTOR, its subcontractors, and its assigns. In the event CONTRACTOR and its subcontractors or its assigns fail to remove all personal property or equipment from the Property within ninety (90) days of this Agreement's termination, the DCRT-OSP may elect, in its sole discretion, to either: (1) take ownership of any remaining personal property or equipment, with no compensation owed to CONTRACTOR; or (2) decline ownership and undertake removal itself. If the DCRT-OSP declines ownership and undertakes the removal of any or all personal property or equipment by reason of CONTRACTOR or subcontractors or its assigns, failure or refusal to do so, then CONTRACTOR (on behalf of itself and its subcontractors and its assigns) expressly consents and agrees to reimburse the DCRT-OSP for the full costs incurred for such removal. CONTRACTOR will remain responsible/liable for any personal property or equipment remaining onsite after said Agreement has terminated.
- 16.7 Should the DCRT-OSP allow or permit CONTRACTOR to remain on the Property after the expiration or termination of this Agreement, this shall not be construed as a renewal of this Agreement.
- 16.8 If CONTRACTOR defaults on the Agreement, breaches the terms of the Agreement, ceases to do business, or ceases to do business in Louisiana, CONTRACTOR shall be required to repay the DCRT-OSP for any costs expended by the DCRT-OSP to support the Project, in accordance with terms set by the DCRT-OSP.

XVII. E-VERIFY

- 17.1 CONTRACTOR acknowledges and agrees to comply with the provisions of La. R.S. 23:995 and federal law pertaining to E-Verify in the performance of the Project under this Agreement.

XVIII. NOTICE

- 18.1 All legal notices and other communications pertaining to this Agreement shall be in writing and shall be transmitted by email, by personal hand-delivery (and receipted for), or deposited with the United States Postal Service, as certified mail, return receipt requested and postage prepaid, to the other party. Each party is responsible for keeping this information current.

TO THE DCRT-OSP:

Undersecretary

Louisiana Department of Culture, Recreation and Tourism

P.O. Box 94361
Baton Rouge, Louisiana 70804
Email: nwatkins@crt.la.gov

COPY TO:

Attorney
Louisiana Department of Culture, Recreation and Tourism
P.O. Box 94361
Baton Rouge, Louisiana 70804
Email: arichey@crt.la.gov

TO CONTRACTOR:

Name
Address
Email:

XIX. FISCAL FUNDING CLAUSE

- 19.1 The continuation of this Agreement is contingent upon the legislative appropriation of funds to fulfill the requirements of the Agreement. If the legislature fails to appropriate sufficient monies to provide for the continuation of the Agreement, or if such appropriation is reduced by the veto of the Governor or by any means provided in the appropriations act to prevent the total appropriation for the year from exceeding revenues for that year, or for any other lawful purpose, and the effect of such reduction is to provide insufficient monies for the continuation of the Agreement, the Agreement shall terminate on the date of the beginning of the first fiscal year for which funds are not appropriated.

XX. FORCE MAJEURE

- 20.1 Neither party to this Agreement shall be responsible to the other party hereto for any delays or failure to perform caused by any circumstances reasonably beyond the immediate control of the party prevented from performing, including, but not limited to, acts of God, pandemics, epidemics, public health emergencies, government orders or mandates, civil unrest, terrorism, fire, and supply-chain disruptions.
- 20.2 Upon the occurrence of any event that a Party believes constitutes, or is reasonably likely to constitute, a Force Majeure Event, the affected Party shall provide the other Party with written notice of such event. Such notice shall be delivered promptly, and in any event no later than ten (10) Business Days after the affected Party becomes aware of the event. The notice shall describe in reasonable detail the nature of the Force Majeure Event, its anticipated impact on performance, and, if known, its expected duration. Failure to provide timely notice shall not invalidate the claim of Force Majeure, but the affected Party shall be responsible for any direct damages that reasonably could have been avoided by timely notice.

XXI. RELATIONSHIP BETWEEN THE PARTIES

- 21.1 The relationship between CONTRACTOR and the DCRT-OSP shall be, and only be, that of an independent contractor, and CONTRACTOR shall not be construed to be an employee, agent, partner of, or in joint venture with the DCRT-OSP.

XXII. LOUISIANA DEPARTMENT OF REVENUE COMPLIANCE

- 22.1 The Louisiana Department of Revenue (“LDR”) must determine that the prospective contractor is current in the filing of all applicable tax returns and reports and in payment of all taxes, interest, penalties, and fees owed to the state and collected by the Department of Revenue prior to the approval of this Agreement by the Division of Administration. The prospective contractor hereby attests to its current and/or prospective compliance and agrees to provide its seven-digit LDR Account Number to the DCRT-OSP so that the prospective contractor’s tax payment compliance status may be verified. The prospective contractor further acknowledges understanding that issuance of a tax clearance certificate by the Louisiana Department of Revenue is a necessary precondition to the approval and effectiveness of this contract by the Division of Administration. The prospective contractor reserves the right to withdraw its consent to this Agreement without penalty and proceed with alternate arrangements should the prospective contractor fail to resolve any identified apparent outstanding tax compliance discrepancies with the Louisiana Department of Revenue within seven (7) days of such notification.

XXIII. INTERPRETATION OF AGREEMENT

- 23.1 Pursuant to the mutual negotiation of this Agreement by the parties hereto, each with the advice and assistance of legal counsel, the parties acknowledge and agree that this Agreement shall not be deemed to have been furnished or drafted by any one party for purposes of interpretation. Accordingly, to the fullest extent permitted under Louisiana law, including La. C.C. article 2056, no rule of construction requiring that ambiguities or doubts be interpreted against the party furnishing the text or in favor of a non-drafting party shall apply to the interpretation of this Agreement.

XXIV. HEADINGS

- 24.1 The headings in the Agreement are for reference purposes only and shall have no bearing on the interpretation of the terms of this Agreement.

XXV. SEVERABILITY

- 25.1 If any provision of this Agreement is determined to be invalid, illegal, or unenforceable, such provision shall be severed from this Agreement, and the remaining provisions shall continue in full force and effect.

XXVI. ENTIRE AGREEMENT AND MODIFICATION

- 26.1 This Agreement, along with the Exhibits incorporated herein, constitutes a complete and exclusive statement of the terms agreed upon by the Parties with respect to the Project. All prior discussions, negotiations, the Request for Proposals, and the CONTRACTOR's proposal are merged into and superseded by this Agreement and shall have no force or effect unless expressly incorporated herein. This Agreement may be amended, supplemented, or otherwise modified only by a written instrument executed by the Parties.

XXVII. EFFECT OF LAW

- 27.1 The Parties to this Agreement understand and agree that the provisions herein shall, between them, have the effect of law; but in reference to matters not provided herein, this Agreement shall be governed by the laws of the State of Louisiana without regard to application of conflict of laws principles. Any and all disputes arising from this Agreement shall be filed, heard and adjudicated in the Nineteenth Judicial District Court for the Parish of East Baton Rouge, State of Louisiana.

XXVIII. AGREEMENT APPROVAL

- 28.1 This Agreement is not effective until executed by all parties, including the Commissioner of Administration, in accordance with La. R.S. 39:11.

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The Parties agree and consent to the use of electronic signatures solely for the purposes of executing the Agreement and any related transactional document. Such electronic signature shall be deemed to have the same full and binding effect as a handwritten signature.

CONTRACTOR:

TO BE DETERMINED

By: _____

Name:

Title:

DCRT:

**LOUISIANA DEPARTMENT OF
CULTURE, RECREATION AND
TOURISM**

By: _____

Name:

Title: Undersecretary

DCRT-OSP

**LOUISIANA DEPARTMENT OF
CULTURE, RECREATION AND
TOURISM, OFFICE OF STATE PARKS**

By: _____

Name

Title: Assistant Secretary

DOA:

**LOUISIANA DIVISION OF
ADMINISTRATION**

By: _____

Name:

Title: Commissioner of Administration

EXHIBIT F: INSURANCE REQUIREMENTS FOR CONTRACTOR¹

Contractor shall purchase and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with Contractor's operations and use of the property subject to this Agreement. The cost of such insurance shall be borne by Contractor.

A. MINIMUM SCOPE AND LIMITS OF INSURANCE

1. Workers' Compensation

Workers' Compensation insurance shall comply with the Louisiana Workers' Compensation Act (La. R.S. 23:1021 et seq.) for all work performed in Louisiana, and the law of any other state where Contractor's employees performing work under this Agreement are domiciled. Employers Liability is included with a minimum limit of \$1,000,000 per accident/per disease/per employee. If work is to be performed over water and involves maritime exposure, applicable LHWCA, Jones Act, or other maritime law coverage shall be included. A.M. Best's insurance company rating requirement may be waived for workers' compensation coverage only.

2. Commercial General Liability

Commercial General Liability insurance, including Personal and Advertising Injury Liability, shall have a minimum limit per occurrence of \$1,000,000 and a minimum general annual aggregate of \$2,000,000. The Insurance Services Office (ISO) Commercial General Liability occurrence coverage form CG 00 01 (current form approved for use in Louisiana), or equivalent, is to be used in the policy. Claims-made form is unacceptable. The occurrence limit may be met through a combination of primary and follow form excess/umbrella policies.

3. Automobile Liability

Automobile Liability Insurance shall have a minimum combined single limit per accident of \$1,000,000.00. ISO form number CA 00 01 (current form approved for use in Louisiana), or equivalent, is to be used in the policy. This insurance shall include third-party bodily injury and property damage liability for owned, hired and non-owned automobiles.

4. Liquor Liability (if applicable)

If Contractor serves alcohol on the premises, Contractor shall maintain or cause to be maintained Liquor Liability insurance covering the sale, service, and furnishing of alcoholic beverages with limits not less than \$1,000,000 per occurrence and \$1,000,000 in the aggregate.

5. Property

Property insurance (or "all-risk" insurance) covering 100% of the full replacement cost of all of structures, personal property, trade fixtures, operating equipment, and improvements

¹ Required coverage amounts subject to review and modification by Office of Risk Management based on scope and risk associated with Project.

located on the Premises. The DCRT shall be named as a Loss Payee as their interests may appear.

6. Equipment Breakdown (if applicable)

Equipment Breakdown Insurance (sometimes referred to as Boiler and Machinery Coverage) covering all mechanical, electrical, or pressure systems machinery and equipment operated, used, or installed by Contractor in the performance of this Agreement.

B. DEDUCTIBLES AND SELF-INSURED RETENTIONS

Any deductibles or self-insured retentions must be declared to and accepted by the DCRT. Contractor shall be responsible for all deductibles and self-insured retentions.

C. OTHER INSURANCE PROVISIONS

The policies are to contain, or be endorsed to contain, the following provisions:

1. Commercial General Liability, Liquor Liability and Automobile Liability Coverages

a. The DCRT, its officers, agents, employees and volunteers shall be named as an additional insured as regards negligence by Contractor. ISO Form CG 20 10 (for ongoing work) (current form approved for use in Louisiana), or equivalent, is to be used when applicable. The coverage shall contain no special limitations on the scope of protection afforded to the DCRT.

b. Contractor's insurance shall be primary as respects the DCRT, its officers, agents, employees and volunteers. Any insurance or self-insurance maintained by the DCRT shall be excess and non-contributory of Contractor's insurance.

2. Workers' Compensation and Employers Liability Coverage

To the fullest extent allowed by law, the insurer shall agree to waive all rights of subrogation against the DCRT, its officers, agents, employees and volunteers for losses arising from work performed by Contractor for the DCRT.

3. All Coverages

a. All policies must be endorsed to require thirty (30) days' written notice of cancellation to the DCRT. A ten (10) day written notice of cancellation is acceptable for non-payment of premium. Notifications shall comply with the standard cancellation provisions in Contractor's policy. In addition, Contractor is required to notify the DCRT of policy cancellations or reductions in limits.

b. The acceptance of the completed work, payment, failure of the DCRT to require proof of compliance, or the DCRT's acceptance of a non-compliant certificate of insurance shall

not release Contractor from the obligations of the insurance requirements or indemnification agreement.

c. The insurance companies issuing the policies shall have no recourse against the DCRT for payment of premiums or for assessments under any form of the policies.

d. Any failure of Contractor to comply with reporting provisions of the policy shall not affect coverage provided to the DCRT, its officers, agents, employees and volunteers.

D. ACCEPTABILITY OF INSURERS

1. All required insurance shall be provided by a company or companies lawfully authorized to do business in Louisiana. Insurance shall be placed with insurers with an A.M. Best's rating of A-:VI or higher. This rating requirement may be waived for workers compensation coverage only.

2. If at any time an insurer issuing any such policy does not meet the minimum A.M. Best rating, Contractor shall obtain a policy with an insurer that meets the A.M. Best rating and shall submit another Certificate of Insurance within thirty (30) days.

E. VERIFICATION OF COVERAGE

1. Contractor shall furnish the DCRT with Certificates of Insurance reflecting proof of required coverage. The Certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The Certificates are to be received and approved by the DCRT before work commences and upon any contract renewal or insurance policy renewal thereafter.

2. The Certificate Holders Shall be listed as follows:

State of Louisiana

Louisiana Department of Culture, Recreation and Tourism, Its Officers, Agents, Employees and Volunteers

P.O. Box 94361

Baton Rouge, LA 70804-9361

Project or Contract #: RV Campground/Sam Houston Jones State Park

State of Louisiana

Louisiana Division of Administration, Its Officers, Agents, Employees and Volunteers

1201 N 3rd Street, Suite 2-130

Baton Rouge, Louisiana 70802

Project or Contract #: RV Campground/Sam Houston Jones State Park

3. In addition to the Certificates, Contractor shall submit the declarations page and the cancellation provision for each insurance policy. The DCRT reserves the right to request complete certified copies of all required insurance policies at any time.

4. Upon failure of Contractor to furnish, deliver and maintain required insurance, this Agreement, at the election of the DCRT, may be suspended, discontinued or terminated. Failure of Contractor to purchase and/or maintain any required insurance shall not relieve Contractor from any liability or indemnification under the contract.

F. SUBCONTRACTOR

Contractor shall include all subcontractors as insureds under its policies OR shall be responsible for verifying and maintaining the Certificates provided by each subcontractor. Subcontractors shall be subject to all of the requirements stated herein. The DCRT reserves the right to request copies of subcontractor's Certificates at any time.

G. WORKERS' COMPENSATION INDEMNITY

In the event Contractor fails to provide workers' compensation coverage, the Parties hereby agree that Contractor, its owners, agents and employees will have no cause of action against, and will not assert a claim against, the State of Louisiana, its departments, agencies, agents and employees as an employer, whether pursuant to the Louisiana Workers' Compensation Act or otherwise, under any circumstance. The Parties also hereby agree that the State of Louisiana, its departments, agencies, agents and employees shall in no circumstance be, or considered as, the employer or statutory employer of Contractor, its owners, agents and employees. The Parties further agree that Contractor is a wholly independent contractor and is exclusively responsible for its employees, owners, and agents. Contractor hereby agrees to protect, defend, indemnify and hold the State of Louisiana, its departments, agencies, agents and employees harmless from any such assertion or claim that may arise from the performance of this contract.