



**MISSOURI**  
STATE PARKS

A black rectangular sign with gold lettering and logos. The sign is mounted on a wooden post and is positioned in front of a stone pillar. The background shows a road, trees, and a sunset.

**TABLE ROCK  
STATE PARK**

The logo for the Missouri Department of Natural Resources, featuring four icons: a sun, water waves, a tree, and a leaf.

MISSOURI  
DEPARTMENT OF  
NATURAL RESOURCES

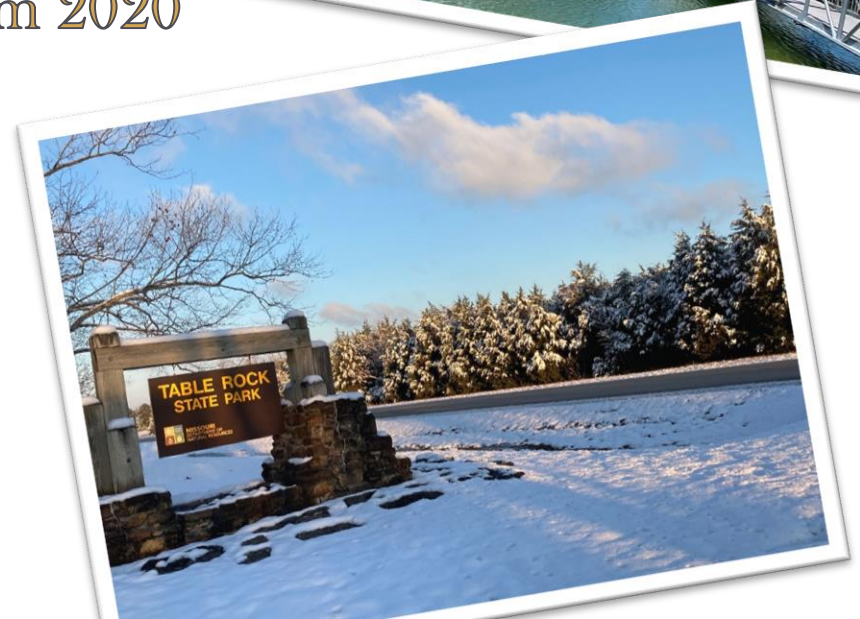
*Public Meeting*  
*September 29, 2022*



# Table Rock State Park

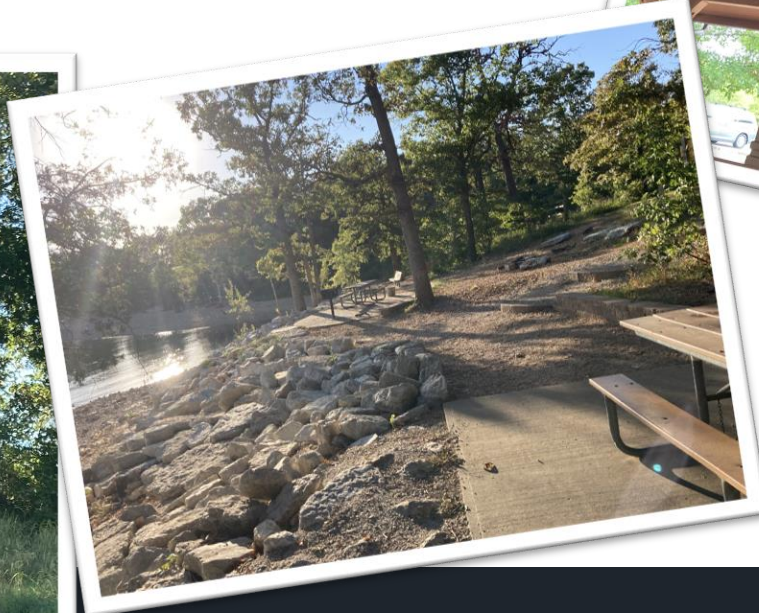
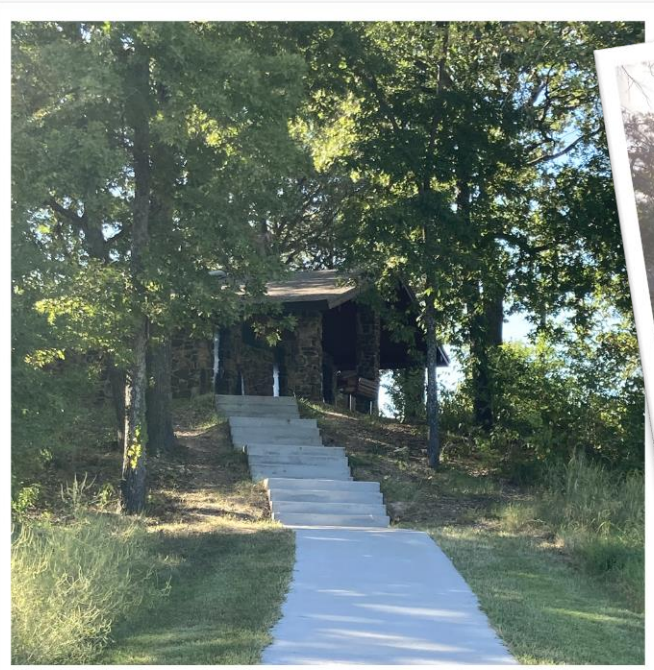
## 2021 Year in Review

- 1,325,083 Total Visitation
- 29,748 Camping Nights, Up 35% from 2020
- 228 Lodging Nights, Up 19% from 2020



# Small Maintenance and Repair Projects Completed in 2022

- Completed Picnic Site and Shore line restoration
- Replaced Counter Tops in Shower Houses 1 & 2
- Painted Shelter House
- Redesigned the Shelter House Steps



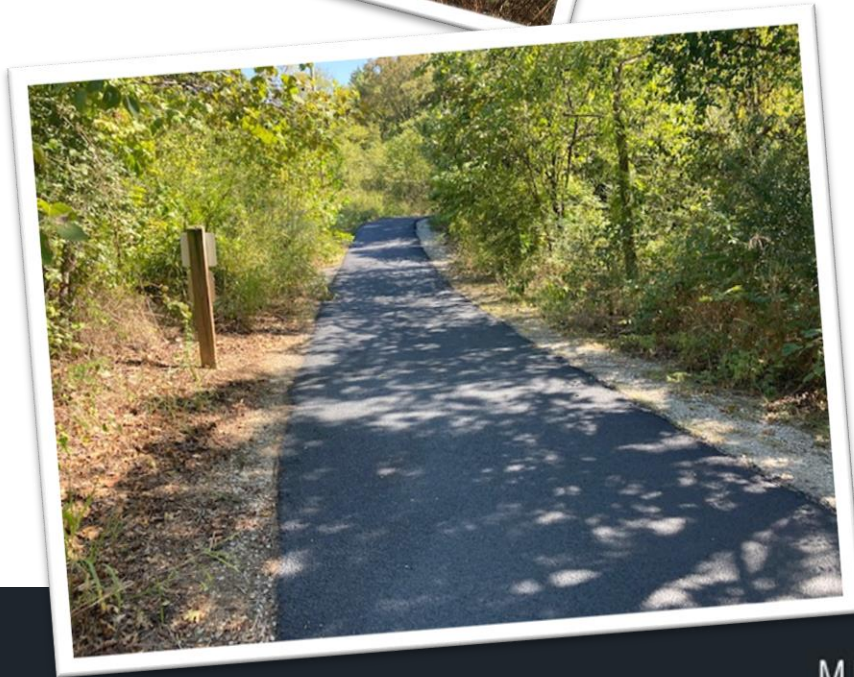
# Upcoming Small Maintenance and Repair Projects

- Paint the Interior of Shower Houses 1 & 2
- Install Hand Rail on Redesigned Shelter Stairway
- Rehab of the Shelter House Restroom
- Prescribed Burn Sections of the Park



# Recreational Trail Program Grant

- Table Rock Lakeshore Trail Bridge Repairs, Sealing, and Shoulder Repairs Completed September 2022
- Pond Spillway Reclamation Funded



# *Building Missouri's Legacy*

## **REVENUE BOND PROJECT**

Table Rock State Park

### MISSOURI STATE PARKS

Missouri Department of Natural Resources  
PO Box 176  
Jefferson City MO 65102  
[mostateparks.com](http://mostateparks.com)

8/21



MISSOURI  
DEPARTMENT OF  
NATURAL RESOURCES





Improved campsites include concrete pads, 50-amp electric, sewer and water hookups.



## Table Rock State Park CAMPGROUND UPGRADE PROJECT

Table Rock State Park features one of the most popular campgrounds in the state park system (See Example A). The park features several sewer/electric/water campsites and they are the most popular sites in the park. The park is experiencing more demand for sewer/electric/water campsites. The proposed project involves completely removing 22 campsites where only electricity is available, and replacing those with 22 newly constructed sites offering 50-amp electric service, sewer and water connections. A campsite's life is typically 40 years.

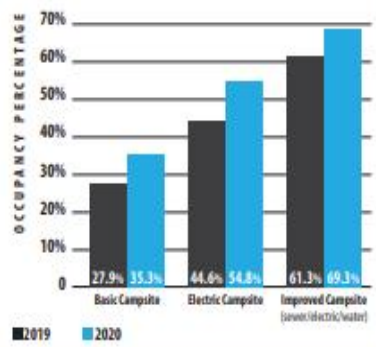
The annual revenue generated by this proposed project will be approximately \$109,000 (See Example B). Revenue is estimated using current/electric/water rates and the average occupancy of comparable sewer/electric/water campsites at Table Rock State Park. The cost of the campground upgrade is estimated to be \$1.85 million (See Example C) with a payback of approximately 17 years.

### A. WHY PURSUE THIS PROJECT?

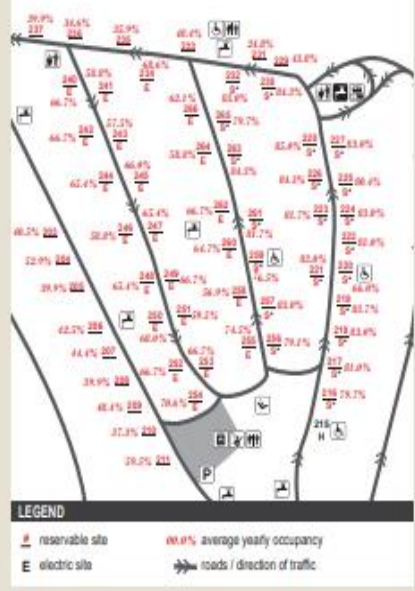
State park visitors continue to request additional campsites and increased campsite amenities. User data shows that campsites with these amenities have the highest occupancy and visitors stay longer.

In response to user demand and age of existing infrastructure, the project is expected to be well-received and attractive to park visitors, while providing revenue opportunities to the park.

The graph below reflects percentage of nights occupied by site type. Information is based on sites available on more than 300,000 nights sold and approximately 1 million overnight guests.



The map below is a portion of Table Rock State Park's campground map, depicting the average percentage of occupancy per site for May through Sept. of 2020.



### B. WHAT IS THE REVENUE THAT WILL BE GENERATED BY THESE IMPROVEMENTS?

Existing 30-amp electric service campsites rent for \$23 a night. Renovated 50-amp sites offering sewer and water connections rent for \$37 a night. The increased rate and increased occupancy will generate more than \$109,000 annually.

CALCULATION FOR APPROXIMATE ADDITIONAL REVENUE	
Number of Renovated Campsites	22
Rate Per Night	\$37
Average Annual Revenue Generated	\$189,132
Less Revenue of Existing Sites	(\$80,071)
<b>TOTAL APPROXIMATE REVENUE GENERATED</b>	<b>\$109,062</b>

### C. WHAT IS THE COST OF THESE IMPROVEMENTS?

Campground renovation projects with full hookup average \$55,000 per campsite. This includes the total cost of water, sewer, roads and electrical service.

ESTIMATED COSTS TO RENOVATE A CAMPGROUND TO IMPROVED, FULL HOOK-UP SITES	
Construct 22 Campsites	\$1,335,950
Infrastructure and Site Work	\$148,438
Design and Bidding	\$169,994
15% Contingency	\$200,393
<b>TOTAL PROJECT COST</b>	<b>\$1,854,775</b>

If you have additional questions or would like to receive more information on this project, contact Mike Sutherland, Director of Missouri State Parks, at 573-291-8786 or by email at [mike.sutherland@dnr.mo.gov](mailto:mike.sutherland@dnr.mo.gov).





Family yurt at Table Rock State Park



### Table Rock State Park YURT PROJECT

Table Rock State Park features the first full-service yurt in the state parks system. This yurt has two bedrooms, bath, kitchen, living room, heating and air conditioning. The occupancy for this yurt has been extremely high since installation (See Example A). The proposed project is to add five additional full-service yurts to create the yurt village area in the park campground. The five 30' yurts would be installed on existing basic campsites.

The annual revenue generated by the proposed yurts is estimated to be \$141,700 (See Example B). Revenue is estimated using current yurt rates and occupancy for the existing full-service yurt at Table Rock State Park. The yurts are expected to last 20 years and cost \$800,000 (See Example C) to install. The anticipated payback for this project is less than six years.

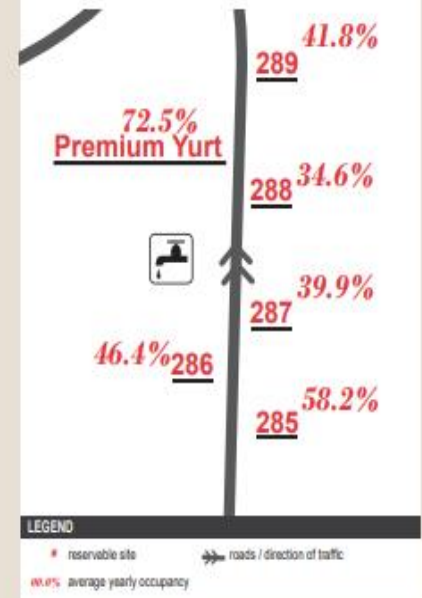
#### A. WHY PURSUE THIS PROJECT?

The full-service yurt at Table Rock State Park is extremely popular, exceeding 72% occupancy during the on-season and more than 90% occupancy on weekends. This proposal includes five additional full-service yurts on existing basic lakeside campsites. The premium yurts provide an adventurous state park lodging opportunity for families and groups.



Premium yurt interior

The map below is a portion of Table Rock State Park's campground map, depicting the average percentage of occupancy per site for May through Sept. of 2020.



#### B. WHAT IS THE REVENUE THAT WILL BE GENERATED BY THESE IMPROVEMENTS?

Basic campsites (offering no amenities) rent for \$13 a night. The new full-service yurts will rent for \$139 a night. The increased rate and the occupancy (as compared to the existing unit) will generate \$140,700 in revenue annually.

##### CALCULATION FOR APPROXIMATE ADDITIONAL REVENUE

Number of New Yurts	5
Rate Per Night	\$139
Average Annual Revenue Generated	\$146,286
Less Revenue of Existing Sites	(\$5,568)
<b>TOTAL APPROXIMATE REVENUE GENERATED</b>	<b>\$140,718</b>

#### C. WHAT IS THE COST OF THESE IMPROVEMENTS?

Missouri State Parks uses recently bid projects and designers' estimates to calculate project costs.

5 Family Yurts (30' diameter)	\$525,850
Site Preparation	\$110,928
Design and Bidding	\$76,070
15% Contingency	\$85,965
<b>TOTAL PROJECT COST</b>	<b>\$798,813</b>

If you have additional questions or would like to receive more information on this project, contact Mike Sutherland, Director of Missouri State Parks, at 573-291-8766 or by email at [mike.sutherland@dnr.mo.gov](mailto:mike.sutherland@dnr.mo.gov).



Four-bedroom cabin in Missouri State Parks.



**Table Rock State Park  
CABIN PROJECT**

State park cabins are the most popular lodging option offered in the state park system. Based on the success of the full-service yurt at Table Rock, we are proposing the addition of eight full-service cabins. The cabins would be constructed between the existing park entrance and maintenance area where electric, water and sewer are all available. The cabins will consist of two four-bedroom units and six two-bedroom units.

The annual revenue generated by the cabins are estimated to be more than \$395,000 (See Example B). Revenue is estimated using current cabin rates in other state park and the occupancy of similar units. The proposed cabins should have a life of nearly 80 years and cost approximately \$4 million dollars (See Example C) with a payback of 10 years.

**A. WHY PURSUE THIS PROJECT?**

Cabins are the most popular lodging rental in the state park system. Lakeside cabins at Table Rock State Park are expected to be very popular based on the occupancy of the park's full-service yurt. Full-service cabins will provide a memorable overnight option for guests wanting to spend the night in the park and enjoy the many recreational opportunities available.

**B. WHAT IS THE REVENUE THAT WILL BE GENERATED BY THESE IMPROVEMENTS?**

Comparable two-bedroom cabins in another state park, rent for an average of \$208.60 a night. Comparable four-bedroom cabins rent for an average of \$316.45 a night. Based on these rates, and occupancy of similar units, the cabins would generate more than \$395,700 annually.

CALCULATION FOR APPROXIMATE ADDITIONAL REVENUE	
2 Four-Bedroom Cabins at \$316.45 Per Night	\$113,508
6 Two-Bedroom Cabins at \$208.60 Per Night	\$282,247
<b>TOTAL APPROXIMATE REVENUE GENERATED</b>	<b>\$395,755</b>

**C. WHAT IS THE COST OF THESE IMPROVEMENTS?**

Missouri State Parks uses recently bid projects and designers' estimates to calculate project costs.

ESTIMATED COSTS TO BUILD ADDITIONAL CABINS	
Construct 2 Four-Bedroom Cabins	\$840,000
Construct 6 Two-Bedroom Cabins	\$1,521,000
Infrastructure and Site Work	\$307,583
Sewer and Fire Suppression	\$497,250
Design and Bidding	\$359,156
15% Contingency	\$427,388
<b>TOTAL PROJECT COST</b>	<b>\$3,952,377</b>

If you have additional questions or would like to receive more information on this project, contact Mike Sutherland, Director of Missouri State Parks, at 573-291-6766 or by email at [mike.sutherland@dnr.mo.gov](mailto:mike.sutherland@dnr.mo.gov).



Two-bedroom cabin in Missouri State Parks



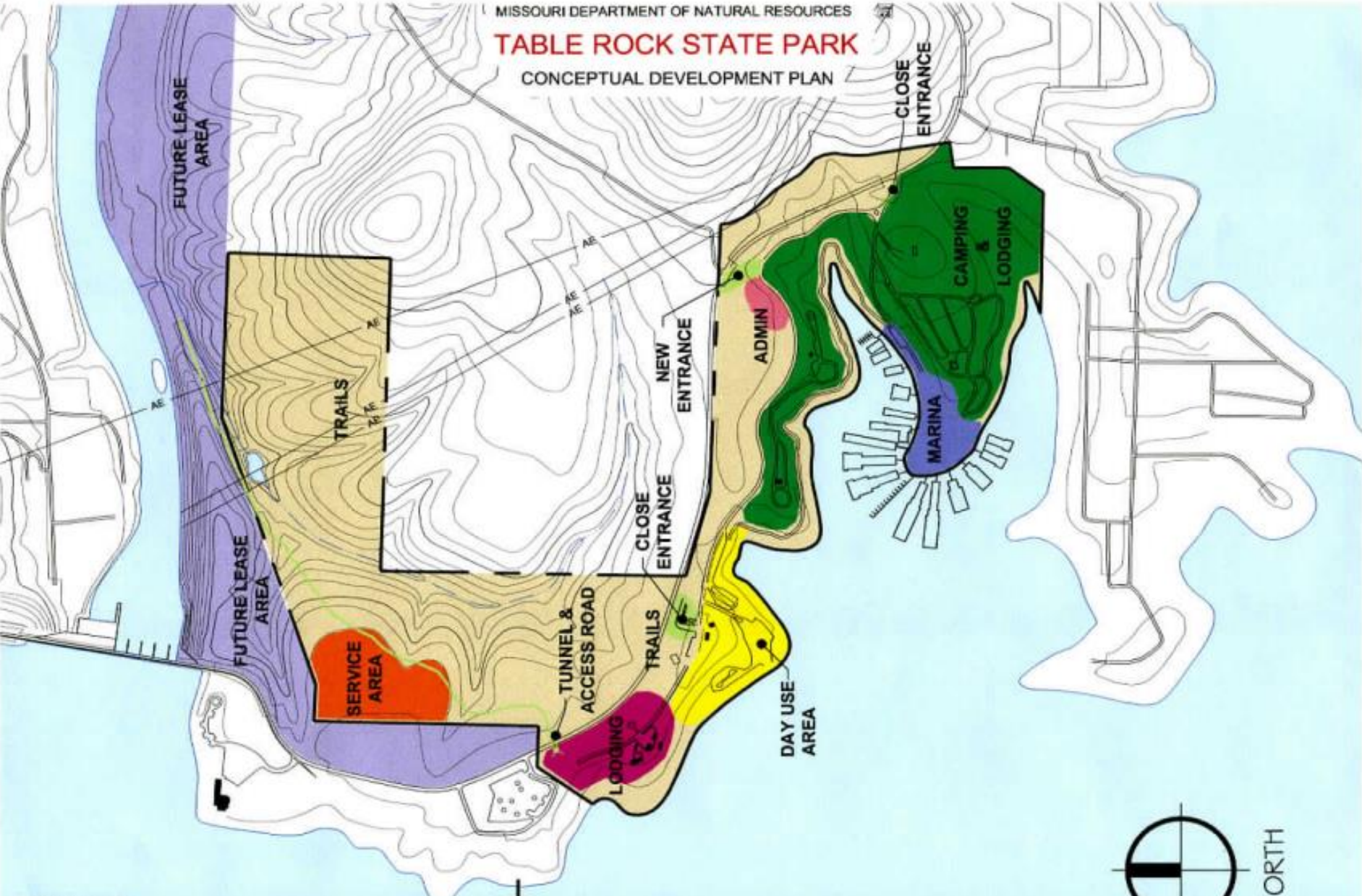
Cabin interior in Missouri State Parks



Cabin interior in Missouri State Parks

# TABLE ROCK STATE PARK

## CONCEPTUAL DEVELOPMENT PLAN



### MISSION STATEMENT

The Mission of Table Rock State Park is recreation oriented. Realizing we have limited acreage our mission is to provide facilities that are compatible with the activities in the lake area while also meeting the quality of traditional state park activities and facilities. All planning and development will focus on providing high quality recreation opportunities for the park visitor, while not jeopardizing the limited land resources that we have. Compatible activities include hiking, picnicking, camping, boating, swimming, and fishing.

# 2022 Events



- 14 Events conducted over 17 days
- >3,700 Participants and Spectators, along with countless canines



# FY-22 Recycling

Aluminum: 67 lbs

Office Paper: 290 lbs

Newspaper: 45 lbs

Cardboard: 135 lbs

Plastic Bottles: 147 lbs

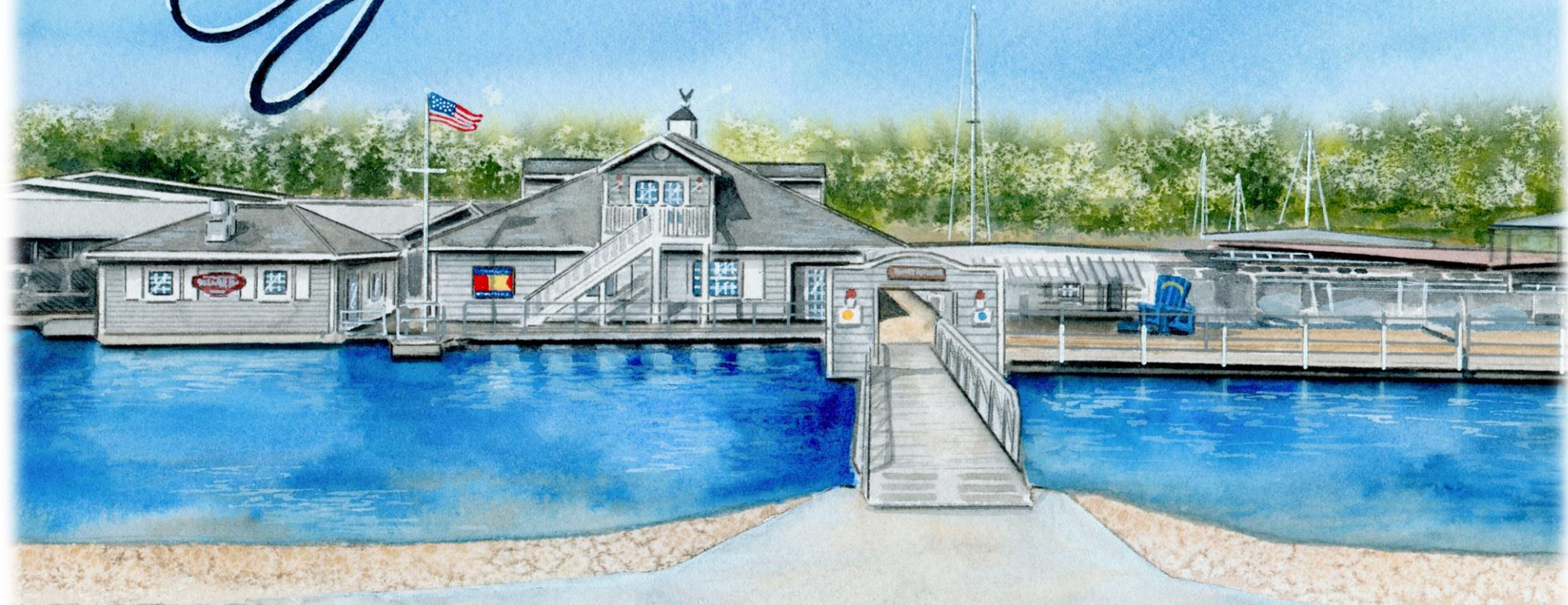
New campsite recycling program to begin during the off season of 2022



- 10,104 volunteer hours
  - 22 Camp hosts
  - 4 Individual Community Service Workers
  - 2 Service Groups



*Greetings*  
FROM



# STATE PARK MARINA

Table Rock Lake, Branson MO

MISSOURI STATE PARKS



# Take the State Park Home

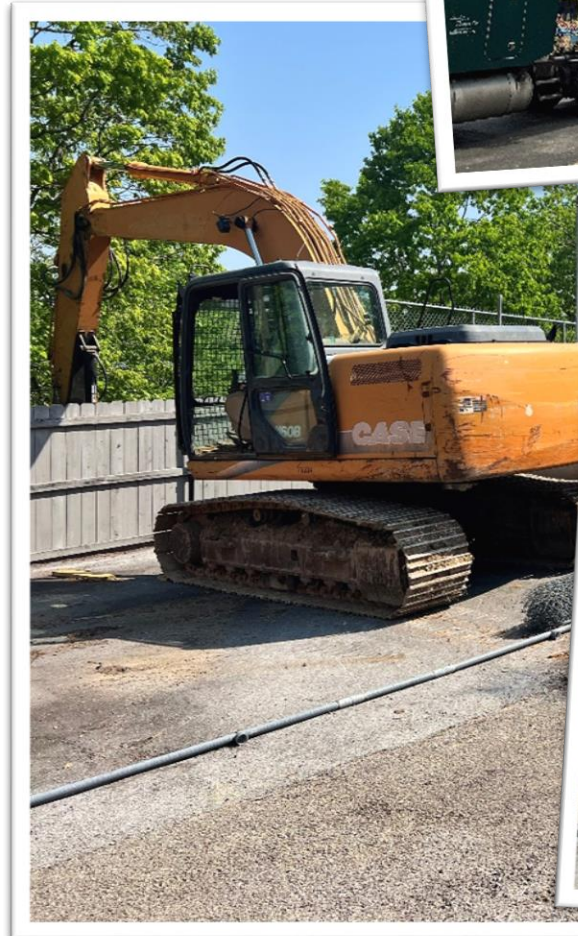
- Redesigned Gift Store
- Merch for both State Park Marina and Table Rock State Park





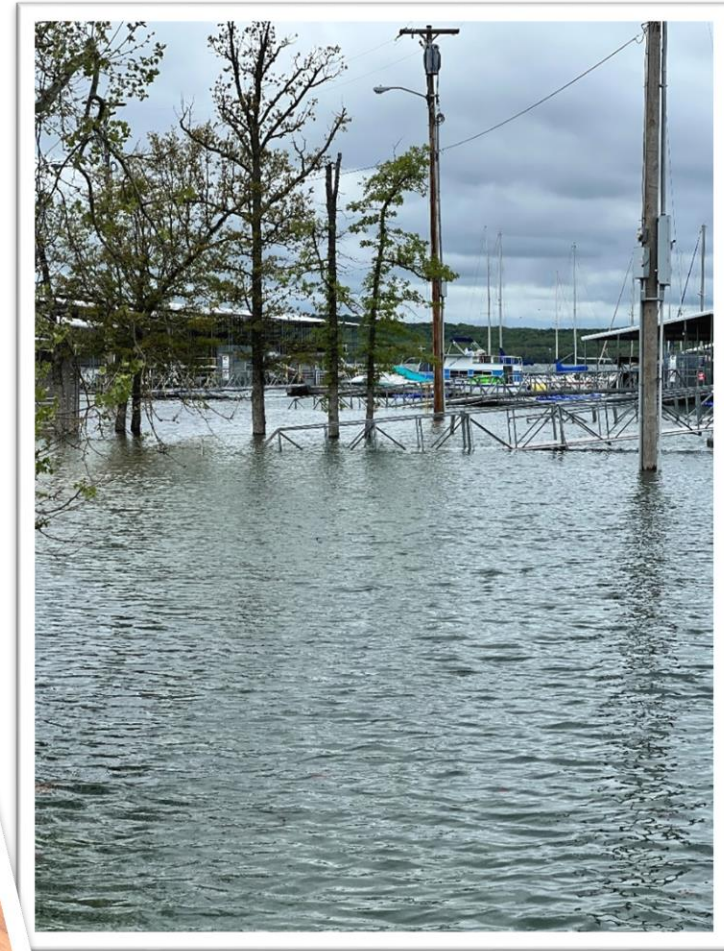
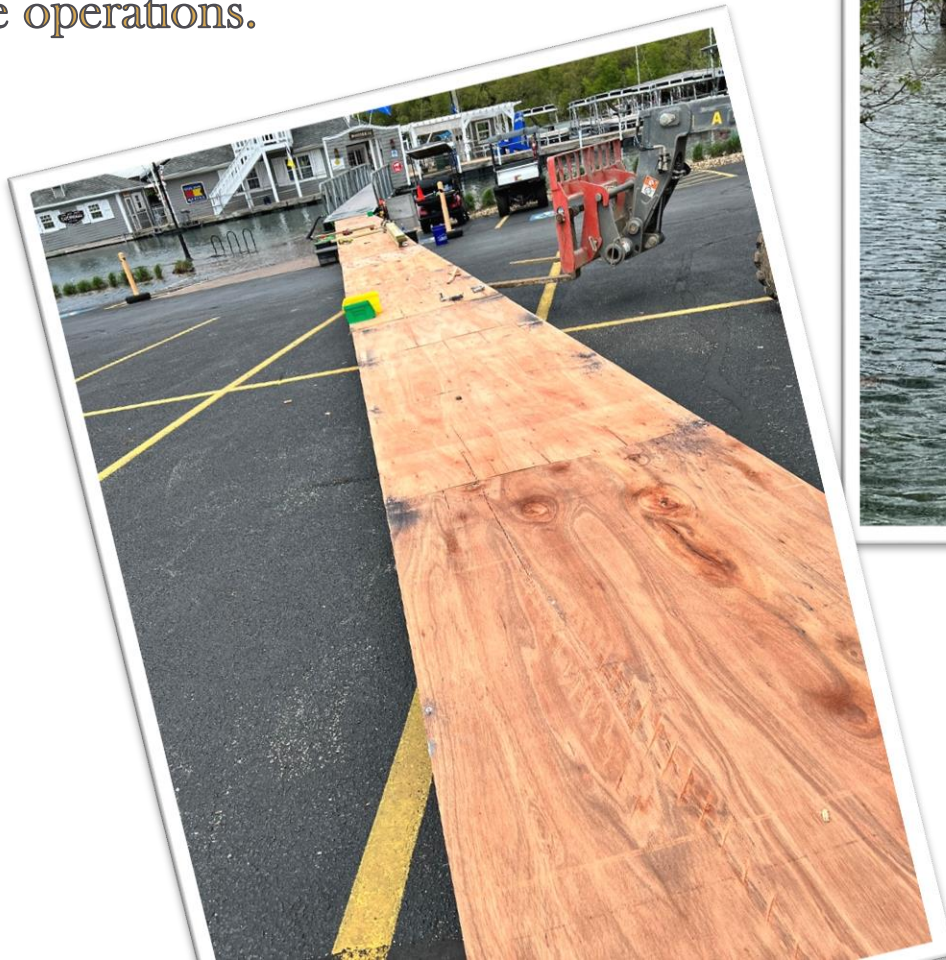
# Marina Fuel Tank Replacement

- The marina replace their 2000 gal, 4000 gal, and 6000 gal fuel tank with a new 20,000 gal tank



# Yearly Flooding Strikes Again

- Heavy rains in early May caused a 12' rise in lake water.
- Marina road was closed due to flooding
- Alterations to dock walkways were made to continue operations.



# QUESTIONS

ou  
YOU ARE ALWAYS  
WELCOME IN  
MISSOURI STATE PARKS  
[mostateparks.com](http://mostateparks.com)

Thank you for Attending