2026-2032 CAPITAL PLAN
PROPOSED CAPITAL PROJECT
FORM SYP-P2
PLAN VERSION - 2
5/30/2025

Branch: Executive Branch
Cabinet/Function: Tourism, Arts and Heritage Cabinet
Agency/Institution: Dept of Parks

Project Title Resort Park Upgrades and Repairs
Category Construction - Protect Investment in Plant
Biennium 2026-2028
Priority **Agency** 2 **Cabinet** 7 **Agency Bond**
Location (county) Multi
Location (ADD) N/A

Additional Funding? Yes
CBD7 - Accommodations & Hospitality Upgrades. Projects are in design phase and currently under funded based on assessments from consulting firm.

Brief Description/Justification:
The initial assessments completed revealed that the scope of work needed to adequately address the lodges, cottages, lobbies, dining area etc is not sufficient to allow for a comprehensive assessment of the true needs to bring the resort parks up to a standard that is expected by visitors.

By implementing a holistic approach to addressing the accommodations at the 17 resort parks, ALL areas and components such as Lodges, cottatages, mechanical,electrical,plumbing, decks, restrooms, kitchens, windows, doors, exterior siding, gutters, furnishings, fixtures, foundations, etc. will be addressed for a complete upgrade.

Scope includes but not limited to the following parks - Carter Caves, Cumberland Falls, Kentucky Dam Village, Lake Cumberland, Natural Bridge and Pine Mountain State Resort Parks.

PROJECT BUDGET

Fund Sources	Amount	Cost Elements	Amount
General Fund	149,380,000	Land Acquisition	
Restricted Funds		Site Survey/Prep	
Federal Funds		Project Design	1,520,000
Road Fund		Construction Cost	144,480,000
Agency Bonds		Mov. Equip/Furn.	1,955,000
Other(Private - Cash)		Contingency	1,425,000
Other(LT Financing)		Other(specify)	
Other(Local Bonds)			
Total		Total	149,380,000

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Explanation of Project Budget
Project budgets have been based on professional estimates and reports for previous projects and include cost escalation factors.

IMPACT ON OPERATING BUDGET? **Yes**

Explanation of Impact on Operating Budget
The existing offering to park guests are sub-standard to products being offered by private industry. Room finishes/furnishings/meeting facilities need to be updated to contemporary standards to provide an appealing environment to guests and increase revenue opportunities. This amount will only address a subset of Resort/Recreation parks and needs to be an ongoing capital expense. Turning rooms over every 5-7 years is necessary to maintain competitiveness with other like-kind properties.

PROJECT DETAIL
Facility (Name)
Method of Procurement Purchase

Fuel Type

Type of Space
Completion Date 06/2028

Existing Facility? No

Program Relocation? No

Phased Project? Yes
2026-2028
2028-2030
2030-2032

Eliminate the need for other proposed projects? No

Need eliminated by other proposed project(s)? No

Additional Description/Justification
The initial assessments completed revealed that the scope of work and financial requirements needed to adequately address the lodges, cottages, lobbies, dining areas, conference centers and other site amenities is not sufficient to allow for the comprehensive repairs and upgrades truly needed to bring the Kentucky’s resort parks up to a standard that is expected by visitors.
By implementing a holistic approach to addressing the accommodations at the 17 resort parks, ALL areas and components such as lodges, cottages, shelters and other buildings, mechanical, electrical, plumbing, decks,

restrooms, kitchens, windows, doors, exterior siding, gutters, furnishings, fixtures, foundations, etc. will be addressed for a complete upgrade. This funding would allow KY State Parks to address the renovation/upgrade of accommodations at various resort park locations throughout the state. Existing conditions of the Lodge rooms, cottages, and other guest amenities are outdated and degraded due to continued use from Park's guests. Most buildings, lodges, cottages and other amenities have fallen short of regular and continued upgrades and repairs. Loss of potential future revenue from poor guest experiences is a real concern. It is necessary to upgrade these accommodations on a regular and consistent rotation to maintain competitiveness and keep market share. Industry standards for this rotation is turning rooms over every 5-7 years.

Previous CAPITAL PLANS? Yes

2020-2026	Hospitality Upgrades
2018-2024	Hospitality Upgrades

Differences between the current and most recent previous project? Yes

By implementing a holistic approach to addressing the accommodations at the 17 resort parks, ALL areas and components such as lodges, cottages, shelters and other buildings, mechanical, electrical, plumbing, decks, restrooms, kitchens, windows, doors, exterior siding, gutters, furnishings, fixtures, foundations, etc. will be addressed for a complete upgrade.

Previous BUDGET REQUESTS? Yes

2024-2026	Hospitality Upgrades
2022-2024	Hospitality Upgrades
2020-2022	Hospitality Upgrades

Differences between the current and most recent previous project? Yes

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Previous BUDGET AUTHORIZATIONS? Yes

2024-2026	Hospitality Upgrades

Most recent authorization undertaken? Yes

Differences between the current and most recent previous project? Yes

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