

STATE OF ALASKA RFP NUMBER 2014-1000-2254
AMENDMENT NUMBER 2



Department of Natural Resources
Division of Support Services
550 W. 7th Avenue, Suite 1230
Anchorage, AK 99501

THIS IS NOT AN ORDER

DATE AMENDMENT ISSUED: Dec. 5, 2013

RFP TITLE: Concession Contract for Private Operation of Food Services at Big Delta State Historical Park

RFP CLOSING DATE AND TIME: December 18, 2013, 4:00 p.m. Alaska time. (CHANGED)

The purpose of this amendment is to:

1. Answer questions that have been asked by potential offerors.
2. Make changes to the RFP as follows:
 - a. Section 1.02, Contract Term and Work Schedule, change the due date for proposals to now read "December 18, 2013".

All terms and conditions not modified by this amendment remain unchanged.

THIS AMENDMENT IS FOR INFORMATIONAL PURPOSES ONLY AND NEED NOT BE RETURNED.

A handwritten signature in cursive script that reads "Marlys Hagen".

Marlys Hagen, C.P.M., CPPB, CPPO
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Questions and Answers
December 4, 2013

1. Q. Can you please provide a drawing of the restaurant building with dimensions?
A. Yes, it's attached to this amendment.
2. Q. Do you have water test information for the well?
A. There have never been any bad tests.
3. Q. What size is the septic tank? Will it require recertification?
A. The State believes it is 10,000 gallons. It costs about \$2,000 to pump it per year. The RV dump station is on a separate septic system, however the Roadhouse building is on the same system as the restaurant. The septic tank is located between the restaurant and the river.
4. Q. What grounds maintenance is included in the scope of this contract?
A. The restaurant operator will be required to maintain the grounds in the immediate vicinity of the restaurant, such as picking up trash, putting out flowers for the summer.
5. Q. Where can employees park their vehicles?
A. Employees must park in the main lot, but can drive into the back of the restaurant using the service entrance in order to unload items from vehicles.
6. Q. Can you provide a list of tour companies that stop here at the park?
A. Yes, it's attached to this amendment.
7. Q. Do tour groups make reservations if they want to have a meal?
A. Yes, they do. The time they spend on-site varies by company.
8. Q. Does the State have to approve the restaurant menu? What about daily/weekly specials or similar promotions?
A. The State will want to approve the general menu before the beginning of each tourist season, however, any special promotions will not need to be approved.
9. Q. What address do you need on the application form that is required to be submitted as part of the proposal, mailing or physical?
A. We need both addresses.
10. Q. What about required capital improvements that need to be made in order to meet code, such as the kitchen floor?
A. Those are part of the concessionaire's responsibilities.
11. Q. Whose responsibility is it to repair/replace the boiler?
A. That will be Parks responsibility.
12. Q. Would it be acceptable for the awarded contractor to use a mobile kitchen for a year to get a good feel for operations of the facility, and to allow time for required renovations?
A. That would be acceptable to the State as long as it is "disguised" in some fashion so it doesn't detract from the historical look of the park.
13. Q. It appears there may not be any electrical outlets in the gift shop area?
A. The concessionaire will be responsible for electrical upgrades to the building.
14. Q. Could we replace the existing lighting?
A. That would be acceptable as long as it is appropriate for the historical period of the park.
15. Q. The RFP requires the State approve all advertising. Would this apply to such things as Facebook?

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- A. The State will review and approve all “durable” advertising, i.e. Milepost Magazine, and any other advertising that will be available for an extended period of time. The State will not require approval of Facebook marketing items and similar short-duration items.
- 16. Q. Would it be okay to sell alcohol at the facility?
 - A. Parks would consider a permit request for that, either for a special event or on an ongoing basis as part of the restaurant.
- 17. Q. Do you really want/need the cash flow projections as part of the proposal? The data in the projections would be guesses at best.
 - A. The State is willing to waive this requirement, at least for proposal purposes. The State reserves the right to require the contractor to submit one at some point in the future, consequently we are going to leave that form in the RFP, but it will not be required with the proposal.
- 18. Would a “show” of some sort for tourists be something that we could consider adding at some point?
 - A. The State would definitely consider that if it was in keeping with the theme of the park.

END OF QUESTIONS AND ANSWERS