

# STATE OF ALASKA

Department of Natural Resources  
Division of Support Services



## Matanuska Lake State Recreation Area Campground Concessionaire

IRFP 10-012-21

### Addendum 1

December 17, 2020

This addendum is being issued to answer questions from vendors.

**Important Note to Offerors:** You are not required to sign and return this page of the amendment document with your proposal. All other terms and conditions of the RFP remain the same.

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COMPANY SUBMITTING PROPOSAL

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AUTHORIZED SIGNATURE

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DATE

## Questions submitted by offerors and answers from the State:

**Question 1:** The manual well at Matanuska Lakes campground is broken; does the state plan to address the problem? If so, what are those plans?

**Answer 1:** Currently, the district ranger is working with the concessionaire whose contract expires to utilize the remaining major maintenance funds to complete repairs on the well. Additional water is available adjacent to the new latrine that was installed in the campground.

**Question 2:** What is the cost of grading all the parks roadways?

**Answer 2:** The cost is unknown. The Division of Parks has never had them all graded. We do spot repairs only. Previous contractor was responsible for grading. Recently, during campground reconstruction it cost \$1,000.00 to grade the entrance apron up to the campground entrance.

**Question 3:** There is a cabin near Long Lake, what is the state's plan for the cabin? Could the concessionaire rent out the cabin, like the states cabin rentals at other state parks?

**Answer 3:** The superintendent is considering several options including but not limited to; 1.) ACC trail crew housing and 2) convert that cabin into a Public Use Cabin. If converted to a public use cabin, consideration will be given for concessionaire to manage the rental. Offerors may provide a narrative proposal to include the cabin as a public use cabin along with recommended rates. A final decision has not been made as a thorough inspection of the building will be completed in the spring.

**Question 4:** The park is to be open through 11/30. Is that weather permitting or is the concessionaire expected to preform/pay for snow removal when it snows a lot? If snow removal is needed, what is the cost of plowing the roadways?

**Answer 4:** Up until November 30th yes the concessionaire is expected to plow/maintain the day use parking area and the entrance should it be required. The Division of Parks does not have any costs associated with plowing as when needed previous contractor maintained the area and at times state park personnel.

The exception would be should there be a one-event snowfall in excess of 24 inches then we can negotiate for a closure.

**Question 5:** Is the concessionaire required to have people onsite 24-7 through 11/30? What are the park hours of operation?

**Answer 5:** As noted in the IRFP, the concessionaire is expected that "staff must be on-site and available to answer questions and perform other public services for a minimum of two hours during peak daylight operating hours each day of the operating season." (Section 2.07) for purposes of customer service specifically. However, the offeror should carefully consider all aspects required under this IRFP in their proposal to ensure that the needs of the park visitors are being met, the facilities and campground are maintained to state standards and in their narrative propose how many staff and the hours they will be working to fulfill those requirements. The campground operations do require a 24/7 campground concessionaire to operate the campground.

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MATANUSKA LAKE STATE RECREATION AREA CAMPGROUND CONCESSIONAIRE

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**Question 6:** The docks on Matanuska Lake and Kepler Lake look like have safety and structural issues, does the state have plans to address those problems? (bank erosion and already broken)

**Answer 6:** The Division of Parks is aware of the erosion and issues with the docks. These items are on the deferred maintenance list and will be addressed when state funds are available. If the structures become unusable are deemed unsafe for the public, they will be closed to the public as necessary.

**Question 7:** Sections 3.17 and 4.05 are about contract personnel- requires us to provide a personnel roster for each person who will actually work on the project. How can a concessionaire hire seasonal employees under this section? If someone quits or is fired, how will the state approve or disapprove of a replacement employee? Are subcontractors considered Vendors? (like a trash service or a road grading company, service providers who may change based on bids for services)

**Answer 7:** All reasonable efforts will be made to expedite approvals. The Division of Parks will work with the concessionaire on all reasonable requests. Trash, road grading and latrine pumping are not considered subcontractors for purposes of this IRFP.

**Question 8:** How many miles of trails are there to brush and maintain?

**Answer 8:** The concessionaire will be required to brush the campground, around latrines, trailheads and 200 feet down the trail from each trailhead. The concessionaire will be asked to brush the trail completely leading down to Matanuska Lake.

**Question 9:** How will the 5-foot brushing of the roadways requirement apply to the canoe lake roadway where there is steep terrain and trees more then 6 inches big?

**Answer 9:** The concessionaire will not be required to brush the roadway to Canoe Lake or the Long Lake Trailhead.