

SUBJECT: RFP Questions & Answers
Prefabricated Bath Houses & Restroom Buildings
RFP Number: ADCNR-Bath Houses-9-2024

1. Q: What is the water source at each park?
A: All parks, with the exception of Cheaha State Park, are connected to municipal water sources. Cheaha State Park is fed from a well system.
2. Q: Does every park have a minimum of 40 psi water supply?
A: Yes
3. Q: 50 gal hot water heaters are mentioned in the FRP for the bathhouses. Is that for each building or each shower? Will you accept (Code approved) standard 80 gal for every two showers and/or larger volume hot water heaters (for efficiency) for the multi-room bathhouses?
A: 50 gallon water heaters are the basis of design of the RFP specification. The spec for each building calls out the number and size of water heaters. DCNR is not opposed to a larger water heater, as long as it is accessible for maintenance and does not hinder ingress/egress to the mechanical chase. The specified number of water heaters is for each building, not individual rooms.
4. Q: Multi-user restrooms (not bathhouses) have a 30 gal hot water heater; is this acceptable or do you prefer 50 gal? Smaller restrooms (single user) have a 4 gal hot water heater; is this acceptable?
A: 30 gallon water heaters are the basis of design and specification. Where the 30 gallon water heaters are specified, larger water heaters are acceptable, as long as it is accessible for maintenance and does not hinder ingress/egress to the mechanical chase. Single user restrooms have the 4 gallon water heater specified as basis of design. A larger water heater is acceptable as long as it is accessible for maintenance and does not hinder ingress/egress to the mechanical chase or restroom area.
5. Q: Regarding page 4 of 32 under “PURPOSE AND SUMMARY OF SCOPE OF SERVICES”, excluding pressure washing, please reconcile #5 & #7 with Exhibit B, (page 28) # 4,5,& 6. The building “Installer” aka Manufacturer is doing a “set only” whereby others are doing the hook-ups from the utility pad’s stub-ups (water, sewer & elec) provided by the State to the connection points in the building’s chase, correct? Definition of “Set Only”: Manufacturer gets the crane for off-loading the freight onto a utility pad provided by others and the manufacturer post tensions the building sections together when required.
A: The State will prepare the pad and stub ups according to manufacturer’s specifications prior to building arriving to the site. The manufacturer will install the building on the prepared pad, the State will make the utility connections and the manufacturer will verify the connections meet code, prior to the manufacturer leaving the site. The manufacturer is responsible for providing the crane for offloading and installation. Post tensioning is performed during the manufacturing process. If the manufacturer has to perform additional work onsite to finish the post tensioning process, it is the responsibility of the manufacturer.
6. Q: Exhibit B, re #5, Is the Site Contractor an AL licensed GC?
A: Yes
7. Q: Is the intent of the State for the Manufacturer’s Installer to provide oversight to whomever does the utility connections in the building’s chase?
A: Yes, it is the responsibility of the manufacturer/installer to verify the connections are made according to manufacturer’s specifications and code.
8. Q: Does model D have a 3/12 roof pitch or 7/12 roof pitch?
A: 3/12 Pitch
9. Q: Regarding model I, what are the openings and function of this building?
A: The opening serve as ingress/egress to the building. Typically, this will be a man door (3/0 – 7/8) and roll up garage door (8’ wide by 7’ tall).
10. Q: Regarding page 29 “UTILITY HOOK-UP”, what are the time limits prescribed on energizing?
A: All utility connections, energizing and manufacturer requirements must be completed prior to the installer/manufacturer leaving the site. If return trips are required by the manufacturer, those will be at the vendors expense.

11. Q: Do all the Parks project site locations within the park have any access issues for crane, truck & trailer?
A: All Park installation sites will be accessible by delivery trucks and cranes needed to install the buildings. It is the installer/manufacture responsibility to verify site conditions meet requirements for offloading and installation.