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ADDENDUM No. 1 to REQUEST FOR PROPOSALS for
TINY CABINS AND MOBILE HOMES for GUEST LODGING AND STAFF
HOUSING
RFP #ADCNR-Cabins-4-2024
Issued: May 8, 2024

To All Potential Respondents: This Addendum is issued to modify the previously issued RFP documents and/or is provided for informational purposes, and is hereby made a part of the RFP documents.

ADCNR HAS EXTENDED THE DEADLINE FOR SUBMISSIONS OF PROPOSAL TO NO LATER THAN 12:00PM CENTRAL (NOON) WEDNESDAY, MAY 22, 2024.
Questions will be received until Tuesday, May 14, 2024, 5:00pm Central.

1. **QUESTION:** Some models specify “white vinyl windows” but do not specify the number or placement of these windows. Will ADCNR be providing this information? If not, how can/will bids be equitably evaluated in the case of divergent placement of windows by competing offerors?

ANSWER: Specifications for windows are reflected in certain park models. The number and placement of windows are to be designated by the designer/manufacturer consistent with their design. Placement is informed by ANSI 119.5 or HUD specifications as applicable, see Question 2 below. ADCNR will evaluate proposals based on the factors set forth in the RFP.

2. **QUESTION:** ANSI 119.5 LIMITS TOTAL AREA TO LESS THAN 400-SQUARE FEET. What guidance would ADCNR give to manufacturers concerning either dimensions or coding where the dimensions are in direct conflict with ANSI 119.5 standards?

ANSWER: In Exhibit A, the models (1) through (20) are subject to ANSI 119.5 Specifications. The models (21) and (22) are subject to HUD specifications.

3. **QUESTION:** How, specifically, will ADCNR compare bids from different Proposers for items that are generally described in the solicitation to permit an “apples-to-apples” comparison?

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ANSWER: ADCNR will evaluate proposals individually based on the factors set forth in the RFP. ADCNR will assess how each proposal integrates into the overall objective of providing Guest Lodging and Staff Housing at its State Parks, in the best interests of ADCNR and the State of Alabama. **In order to facilitate evaluation of each specification, a *Proposal Submission Form* has been developed and attached, which must be completed and accompany each Proposal FOR EACH MODEL SUBMITTED.**

4. **QUESTION:** Upon award, will successful bidders solicit opportunities directly with ADCNR or through the individual state parks? Please describe the process that successful bidders will use to secure contracts under any award made pursuant to this solicitation.

ANSWER: This project is centralized at the Montgomery headquarters of State Parks. Contract awards will not be made by individual State Parks, and individual State Parks will not be placing purchase orders. In due time, a successful Proposer(s) will be informed of its selection and engage in contract negotiations.

5. **QUESTION:** Will ADCNR consider other solid surface options (e.g., Corian or analogs) in lieu of quartz?

ANSWER: Yes, alternatives will be considered and evaluated. Please utilize the attached *Exceptions and Deviations Submission Form* to specify alternatives, as applicable, **FOR EACH MODEL SUBMITTED.**

6. **QUESTION:** How will ADCNR equitably evaluate offerings due to uncertainty over specifications of the units being bid?

ANSWER: Please see answer to Question 3.

7. **QUESTION:** Some FFE items are very generally described in the solicitation, while others provide detailed product specifications including brand names. Will ADCNR provide greater detail and/or explain how it will achieve an apples-to-apples comparison on price?

ANSWER: Specifications that are identified in Exhibit A regarding Furniture, Fixtures, and Equipment (FFE) are a preference, not a requirement. Therefore, timely submissions listing alternatives will be considered and evaluated. Of course, all FFE must physically fit the space and be harmonious with the overall proposed design. A Proposer may submit the specified item OR a comparable version, identifying any proposed deviations in the *Exceptions and Deviations Submission Form* **FOR EACH MODEL SUBMITTED.**

Thank you for taking the time to submit your Proposal for this important project!

EXCEPTIONS AND DEVIATIONS SUBMISSION FORM - MODELS A-K

Please complete this form for each applicable Model and submit: **(1) at least one picture or rendering of the exterior and interior of the model and (2) the floor plans.** Label the pictures and floor plans so that we can easily identify for which model you are submitting.

Company Submitting: _____

ADCNR Model: _____ (A-K)

Company's Model Name: _____

In the space below please provide information in detail about how your unit meets the needs outlined in Exhibit A.

Model Standards: (see Exhibit A and specific Model Standards)	Check <input type="checkbox"/> if Specification Meets Preferences Outlined in Exhibit A:	Company's Specification does not Meet Preferences Outlined in Exhibit A. Identify any proposed exception and deviation and provide reason for same.
1. Insulation		
2. Framing		
3. Flooring		
4. Decking		
5. Gable		
6. Exterior Columns		
7. Exterior Siding		
8. Skirting		
9. Tie Downs		
10. Roof		
11. Interior Walls		
12. Ceiling Finish		
13. Windows		
14. Loft (If Applicable)		
15. Ceiling Fans		
16. Doors		
17. Appliances		
18. Counter Tops		
19. Cabinetry		
20. Bedding		
21. Sinks		
22. Shower		
23. Commode		
24. Water Heater		
25. Air Conditioning		
26. Lighting		
27. Receptacles/ Light Switches		
28. Conductors		
29. Other Items		

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EXCEPTIONS AND DEVIATIONS SUBMISSION FORM - MODEL L-P

Please complete this form for each applicable Model and submit: **(1) at least one picture or rendering of the exterior and interior of the model and (2) the floor plans.** Label the pictures and floor plans so that we can easily identify for which model you are submitting.

Company Submitting: _____

ADCNR Model: _____ (L-P) Company's Model Name: _____

In the space below please provide information in detail about how your unit meets the needs outlined in Exhibit A.

Model Standards: (see Exhibit A and specific Model Standards)	Check <input type="checkbox"/> if Specification Meets Preferences Outlined in Exhibit A:	Company's Specification does not Meet Preferences Outlined in Exhibit A. Identify any proposed exception and deviation and provide reason for same.
1. Exterior Standards		
2. Interior Standards		
3. Kitchen Standards		
4. Plumbing & Electrical Standards		
5. Primary Bath Standards		
6. Primary Bedroom Standards		
7. Bedroom #2/ Bunk Standard (If Applicable)		
8. Living Room Standard		
9. Loft Standards (If Applicable)		

**EXCEPTIONS AND DEVIATIONS SUBMISSION FORM
MODEL Q-R**

Please complete this form for each applicable Model and submit: **(1) at least one picture or rendering of the exterior and interior of the model and (2) the floor plans.** Label the pictures and floor plans so that we can easily identify for which model you are submitting.

Company Submitting: _____

ADCNR Model: _____ (Q-R) Company's Model Name: _____

In the space below please provide information in detail about how your unit meets the needs outlined in Exhibit A.

Model Standards: (see Exhibit A and specific Model Standards)	Check if Company's Specification Meets Preferences Outlined in Exhibit A:	Company's Specification does not Meet Preferences Outlined in Exhibit A. Identify and label any proposed exception and deviation and provide reason for exception.
1. Construction Standards		
2. Exterior Standards		
3. Interior Standards		
4. Kitchen Standards		
5. Bathroom Standards		
6. Optional/Other Items		