



## **SOLICITATION ADDENDUM**

Issuing Agency:	Department of Natural and Cultural Resources
Solicitation Number:	46-DNCR-23-1865
Solicitation Description:	Restaurant and Concession Stand Vendor for Mt Mitchell State Park
Solicitation Opening Date and Time:	July 31, 2023, at 2:00 PM ET
Addendum Number:	1
Addendum Date:	July 12, 2023
Purchasing Agent:	Dennis Jimenez

### **FAILURE TO RETURN THIS ADDENDUM MAY SUBJECT YOUR RESPONSE TO REJECTION.**

1. The following are questions received about the Solicitation and the State's response to those questions:

<b>Question #</b>	<b>Document Section</b>	<b>Vendor Question</b>	<b>State's Response</b>
1	NA	Can you please provide the last five years of historical revenues broken down by restaurant and concession stand for Mt. Mitchell State Park?	The restaurant at Mt. Mitchell State Park is new and will be operational during the 2024 Season.  Concession Stand: 2022 \$143,462.46 2021 Closed due to staff shortages. 2020 Closed due to COVID. 2019 \$150,246.79 2018 \$107,160.08
2	NA	Can you also tell me who the current concessionaire is and when their contract expires?	The last Vendor for the concession stand is Pig and Grits, current contract has expired.
3	Section 1.1, pg 4	I see in the prospectus that the contract term will expire on 12/31/2025 - when is the start date of the new contract and are there options to extend this contract?	The contract will begin on the date of final contract execution and will end on 12/31/2025. The State reserves the right to extend the Contract after the last active term.

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Question #	Document Section	Vendor Question	State's Response
4	Section 4.0, pages 11 -12	What are the Reimbursement Estimations for the following utilities? Trash, Electric, Propane	<p>Trash – the contract is currently out for bid; the cost is not known at this time.</p> <p>Electric - This was paid for by Services for the Blind several years ago. Parks does not have access to that information.</p> <p>Propane - This was paid for by Services for the Blind several years ago. Parks does not have access to that information</p>
5	Section 4.0, pages 11 -12	Is the vendor responsible for the following utility bills during the off-season (Nov. 1- May 1)? Trash, Electric, Propane	No
6	Section 4.0, pages 11 -12	How many total employees can the barracks support/house?	10 total (3 double rooms, one triple, one manager's suite.)
7	Section 4.0, pages 11 -12	Who was the organization used in previous years for used fry oil removal/ recycling?	Green Energy Biofuels, Knoxville, TN
8	NA	Who is the internet supplier for the concession stand, barracks, and restaurant? What are the types of service/service levels?	Frontier communications. Vendors would have to contact them to see what service is currently available.
9	Section 5.2, pages 15 - 19	Are the restaurant hours of operation negotiable? 9 am is a mid-breakfast time and is too early for traditional lunch.	As long as breakfast foods are served at Concessions, and Lunch and Dinner are served at the restaurant, hours are somewhat negotiable.
10	Section 5.2, pages 15 - 19	Can the storage room at the current concession stand be considered for an interior remodel to support health department guidelines in relation to preparing food, and hot and cold holding? Example: Installing FRP wall covering, hand sink, and three-compartment sink?	Remodeling would have to be done by Parks. Limited renovations could be done if and when the budget allows.
11	NA	Will the outside walk-in cooler/ freezer be assessed and restored to proper working order in compliance with the Yancey County Department of Health and Human Services?	If it is able to be fixed within the Park budget, it will be.
12	Section 5.2, pages 15 - 19	Can the current equipment be considered for replacement with needed items to produce a proposed menu? Example: Flat top in place of the six-burner range.	No, equipment may not be removed or replaced.

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Question #	Document Section	Vendor Question	State's Response
13	NA	Who controls the current social media account? Will the accounts be transferred to the vendor for proper management, or dissolved completely?	Currently, there is not a separate social media account for the restaurant. This may be requested, but not guaranteed.
14	NA	Can a vendor rebrand the restaurant with new naming, marketing, media, etc.?	This may be requested, but not guaranteed.
15	Section 5.2, pages 15 - 19	Are the tables in the restaurant going to be replaced with new, modern tables?	If it is within Parks' budget, they will be.
16	Section 5.2, pages 15 - 19	How many banquet tables and chairs are available for the special event space?	8 x plywood 60" round tables, and 80 folding chairs.
17	Section 5.2, pages 15 - 19	How many people will the special events space seat?	The room dimension inside the pillars is 28' x 40'. Seating would depend on configuration.
18	Section 5.2, pages 15 - 19	Can remodeling and painting be done in the current dining space?	No.
19	Section 1.1, pg 4	Is the initial contract length negotiable?	No.

Check **ONLY ONE** of the following options and return one properly executed copy of this Addendum prior to the Solicitation opening time and date.

- A response was submitted prior to this Addendum. An updated response has been submitted to address the changes resulting from this Addendum.
- A response was submitted prior to this Addendum. **NO CHANGES** have resulted from this Addendum.
- A response was **not** submitted prior to this Addendum. **ANY CHANGES** resulting from this Addendum are included in our response.

**ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME**

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Authorized Signature

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Date

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Printed Name

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Title