

First Addendum to RFP – Softball Complex – EP Tom Sawyer State Park

Questions and Answers

Electrical

- 1) Has Ball field lighting been tested and are all lights currently working?
 - Last report, the fields has a number of bulbs not working; maybe up to 1/3, between all three fields.
- 2). If not is it a bulb of fixture problem?
 - It is unknown if it's just a bulb, or the fixture is bad. No one with the state has inspected since the last operator's contract ended.
- 3). How is electrical billing structured? Demand or RTP?
 - Should be Demand, based on the effort to have all fields metered separately.
- 4). Are fields on separate meters from concession.
 - Fields each have their own meter, and the concession stand has its own.
- 5). Can fields be turn on individually?
 - Yes, simple push button operation.
- 6). Is the system single phase or three phase supply?
 - N/A

Concession Mechanical systems

- 1). Is there currently a walk-in storage?
 - No refrigerated walk in storage.If so what size?
What type of refrigerant?
- 2). Does concession stand have an HVAC unit?
 - Central unit does not operate correctly, I am not sure how long or what is wrong with it. It was not brought up as an issue that concerned the prior operator. I believe window or self-contained units were utilized to cool the concession stand area.
- 3). What type of refrigerant?
 - Not sure
- 4). What size? (tons)
 - Central unit looks to be similar to a small house; unsure of tons on that unit.

5). Does the current Fire suppression system for cooking area meet code? N/A

6). Date of last inspection. N/A

7). Is plumbing system in good working order?

- Facility was winterized by last operator, still winterized.

8). Are all fixtures currently undamaged including toilets, urinals, stalls and doors?

- Toilets, sinks in good working order at last notice. Stalls good working order. Need to replace some toilet paper holders, hand soap dispensers. **These commercial products will be utilized instead of household type products.**

Scoreboards

1). Are all scoreboards in current good working order?

- No electronic scoreboards are present on the facility.

2). Are scoreboards LED or Incandescent lighting?

- N/A

3). Name of scoreboard manufacturer?

- N/A

4). Are spare controls or processor available?

N/A

Equipment storage area

1). What is size of storage area provided?

- There is a small office/room (40x40); not much storage right at the fields. Operator may desire to place an outside unit for storage, coordinated with park management on its exact placement.
- Another storage area located in a barn near the park maintenance. This storage is large enough for zero turn mowers and other field equipment to be stored; exact size I am unsure, but it is more than enough. This space is shared with other park user groups. Operators are encouraged to lock up their equipment so other user groups can't use.

2). Is it private or shared?

- All

3). Are fire cabinets provided for fuel storage?

- Fuel cabinets are not provided, will need to be supplied by operator.

Schedule/dates

1). Does the Park have the dates for events that no softball can be played for 2021.

- Parks will give advance notice of dates to the Offeror for events that no softball can be played.