



STATE OF ALABAMA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
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March 4, 2024

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MEMORANDUM

TO: Potential Bidders to State Park Project #ADCNR-Cabins-2-2024

FROM: Dennis Grooms, Construction Manger
Alabama State Parks

SUBJECT: Tiny Cabins and Mobile Homes for Guest Lodging
Statewide
ADCNR-Cabins-2-2024
Addendum #2

This addendum is to address questions raised by attendees of the mandatory prebid conference held on February 21st, 2024 at State Park Headquarters for the above referenced project.

1. The specifications seek proposals for “Tiny Homes” and Mobile Homes.
 - a. Tiny Homes are Park Model Recreational Vehicles. Code compliance for Tiny Homes fall under ANSI 119.5 and NEC regulations. The square footage limit of <400 square feet is the main floor living space that is heated and cooled. Lofts and porches do not fall under the <400 square foot limit.
 - b. Code compliance for Mobile Homes must meet applicable state and HUD regulations. The “Information Card” provided with each home must be filled out with ADCNR’s information and returned to the manufacturer.
2. ADCNR-SPD specified which floor plans must be ADA accessible models in the specifications. ADA models must meet applicable ADA regulations.
3. Vendors/manufacturers must have all required licenses specific to the product you are offering. Tiny Cabins vendors must be a registered/licensed manufacturer for park model recreational vehicles and must be registered to do business in the State of Alabama through the Alabama Secretary of State. Mobile home vendors must be a licensed manufacturer or dealer for said products, must be registered to do business in Alabama with the Alabama Secretary of State, and licensed by the Alabama Manufactured Housing Commission. A General Contractor’s license is not required for vendors of Tiny Homes or Mobile Homes.
4. SPD buildings are self-insured or insured through the Alabama Division of Risk Management.

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5. Stamped drawings are not required in the proposal process. However, the appropriate engineer approved drawings/manufacturing process will be required at the time of purchase.
6. All purchased buildings must be delivered and installed by a licensed and certified installer registered with the Alabama Manufactured Housing Commission. The installer must submit the requisite property locator to AMHC for inspection purposes, where required.
7. Third party inspection will be required for the listed systems: water supply, drainage system, fuel supply system, electrical system, smoke alarms, and the bottom board.
8. No permits are required for this process.
9. Pricing must be good for one year from proposal submission date.
10. A sky porch is defined as a second seating area above the entry porch for the building. It is accessible via a stairwell from the main porch and has a fixed handrail system attached on all sides, minus the stairwell access point. Its purpose is for lounging or sunbathing.
11. Any additional questions need to be emailed to dennis.grooms@dcnr.alabama.gov.

Sealed proposals must be received at the Montgomery office no later than 12:00PM, CENTRAL, Friday, March 15th, 2024. I look forward to seeing a proposal from all of you. Thank you for taking the time to support this project!