

**ADVERTISEMENT FOR REQUEST FOR SEALED PROPOSALS
for
THE ALABAMA DEPARTMENT OF CONSERVATION AND NATURAL
RESOURCES
for**

PREFABRICATED BATHHOUSES & RESTROOM BUILDINGS

RFP Number: ADCNR-Bath Houses-9-2024

RELEASE DATE:

NOVEMBER 5, 2024

PROPOSALS DUE:

DECEMBER 9, 2024, AT 12:00 PM CENTRAL TIME

Alabama Department of Conservation & Natural Resources
Alabama State Parks Division
64 North Union Street, Room 538
Montgomery, AL 36130

I. OVERVIEW

The *Alabama Department of Conservation and Natural Resources*, (hereinafter referred to as ADCNR) is seeking specific sealed proposals from qualified Proposers for “Prefabricated Bath Houses and Restroom Buildings” to be used for guests throughout Alabama. **ADCNR may award multiple contracts to multiple Proposers.** The selected Proposer(s) will be responsible for obtaining any and all necessary approvals, licenses, permits, and insurance coverage for the lawful operation of the services outlined herein.

The selected Proposer(s) will:

- A) Site preparation specifications must be provided by the manufacturer for each bathhouse or restroom building based on various State Parks across Alabama. Site preparation will be completed by ADCNR or a designated contractor;
- B) The manufacturer or purchaser of the modular buildings in the style of “bath houses” and “restrooms” are found in Exhibit A. The manufacturer or purchaser must note any deviations from the specifications that the Proposer cannot satisfy;
- C) Deliver the buildings to a designated facility or location;
- D) Install the buildings on prepared sites and prep for connection to utilities (water, sewer, and power); and
- E) Provide turn-key units in compliance with all local and state codes and federal laws, including the Americans with Disabilities Act.

ADCNR reserves the right to award the contract to a Proposer(s) other than the lowest-priced Proposer(s), if a higher-priced proposal is the most advantageous to the State as determined by ADCNR.

II. PURPOSE AND SUMMARY OF SCOPE OF SERVICES

Overview: ADCNR is seeking to purchase and install Prefabricated bathhouse and restroom buildings to be used by guests within the State of Alabama on an as-needed basis. Proposals should reference the “RFP Submission Example,” included herein as Exhibit D, observing the following general points:

1. Specify in your Proposal each and every building model that you will provide if selected. **Note: Proposers are not required to offer every model.** Proposals must include a cost breakdown per unit and an optional price list for ancillary HVAC equipment (Exhibit C).
2. Proposers must have the ability to contract for two (2) years or longer at ADCNR’s discretion.
3. “Delivery” shall be an included item that must be specified in your Proposal. Proposers must be able to deliver throughout the State of Alabama. (Exhibit E)
4. “Ancillary HVAC Equipment Packages” will be a quotable/billable item that must be specified in your Proposal. Proposers must be able to provide supplemental HVAC equipment on the lists provided. (Exhibits C)

5. "Set-up/Installation Fee" shall be an included item that must be specified in your Proposal. This includes pressure washing the building to remove any grease or road grime from transportation and/or setup. See the attached setup instructions as Exhibit B.
6. Your Proposal must further specify that, if you are selected:
 - a. Proposer has the capacity to hold the completed building on their site for a maximum of 180 days from the time the building is completed; or
 - b. If the permanent site is not ready, be able to deliver the building to a designated holding site at a designated park and then, at a later date, move the structure to the permanent site and set up and install same.
7. Proposers will not be required to hook up utilities, but the building must be prepared for utility connection. ADCNR will be responsible for site preparation and utility stub-ups in designated locations (block out locations provided by the manufacturer).
8. ADCNR will provide the pad/site and will have utilities ready for hook-up/installation.
9. The proposal must provide whether the Proposer will provide a discount if multiple structures are purchased at once. The proposal must attach a quote with a discount for multi-units as applicable.
10. If, during the performance of a contract, the price of the material significantly increases through no fault of the Proposer, a price increase may be considered as allowed by law based on product cost ONLY. Documentation of the price increase is required from the manufacturer. All price increases as allowed by law must be approved by both ADCNR and the Proposer in writing. Any de-escalation in price shall be passed on to ADCNR immediately while still meeting all specifications, terms, and conditions of the contract.

Scope of Service: It should be noted that ADCNR foresees that it will place a purchase order for multiple units per location, so Proposers should identify any economy of scale for 3 units or greater.

III. PRE-PROPOSAL MEETING:

A mandatory attendance Pre-Proposal Meeting will be held virtually on Tuesday, November 19, 2024, at 2:00 PM CST. Potential proposers must have a representative present for the meeting in order to remain on the approved proposer list.

Virtual Meeting Link:

<https://aldcnr.webex.com/aldcnr/j.php?MTID=m6b3bc31eb8a09f4880288b3b3be2ec7e>

ANY CHANGES TO THIS INFORMATION WILL BE BY AMENDMENT TO THE RFP. THE AMENDMENT CAN BE FOUND ON ADCNR'S WEBSITE. WWW.OUTDOORALABAMA.COM AS WELL. PROPOSERS MUST CHECK THE WEBSITE REGULARLY FOR ANY UPDATES.

IV. SUBMISSION GUIDELINES:

Proposals must be submitted to rfp.responses@purchasing.alabama.gov no later than **12:00 p.m. (NOON CENTRAL TIME) on December 9, 2024.**

Questions and/or information related to the submission/delivery of qualifications shall be directed to: rfp.questions@purchasing.alabama.gov by November 26, 2024, at 12:00 (NOON CENTRAL TIME).

V. EVALUATION:

A review committee will evaluate each proposal and make a recommendation to the Commissioner, the Commissioner will submit an award recommendation to the Chief Procurement Officer. All Proposers must hold a current business license, be registered with the Secretary of State and fully registered in Alabama Buys ([Login: Buyer alabama \(alabamabuys.gov\)](https://alabamabuys.gov)) to conduct business in the State of Alabama. ADCNR is an Equal Opportunity Employer. All Minority/Woman-Owned business enterprises (MBE) and disadvantaged business enterprises are encouraged to submit a proposal.

VI. REVIEW CRITERIA:

All proposals submitted for ADCNR's consideration must provide the following information:

- A) **Past Performance, Experience and Qualifications:** Justification that the Proposer can meet the needs outlined in this RFP. Documented proof of at least five (5) years of experience in building and manufacturing tiny cabins and mobile homes, identifying particular projects undertaken, including experience working with current State 5 Building Codes, and experience, if any, working with various authorities having jurisdiction (AHJs) within the State of Alabama. (20%)
- B) **Floor Plans:** Proposer must designate each Model/floor plan from Exhibit A that it will provide. (30%)
- C) **Ancillary Services:** Proposers must document that they can provide all aspects of delivery, setup, and installation. (10%)
- D) **Cost:** Proposer must provide a detailed breakdown of pricing as outlined in Exhibit C and D of the models the Proposer is offering. (40%)

VIII. GENERAL CONTRACT CONTENT:

1. The selected Proposer(s) will be required to execute a contract prepared by ADCNR. The contract may further define the scope of work and will provide for additional terms and conditions.
2. Length of Contract. ADCNR anticipates entering into a contract with the selected Proposer(s) for a two-year period with an option to extend for a third, fourth and fifth year, subject to early-termination provisions and extensions as allowed by law at ADCNR's discretion. Any renewals of this contract must have written approval of both the state and the supplier 30 days prior to contract expiration and are dependent upon, availability of funds and performance evaluations of the project, all at the full discretion of ADCNR.
3. Insurance. Proposers must maintain and provide, for the duration of the Contract, certificates of insurance coverage and renewals, including but not limited to, properly endorsed comprehensive

liability insurance with policy limits acceptable to ADCNR. For each policy, name the ADCNR, its agents, officers, and employees as “additional insureds.”

4. Indemnification. To the extent authorized by law, the Proposer shall indemnify, save, and hold harmless the State of Alabama, Department of Conservation and Natural Resources, and all their employees, officers, and agents against any and all claims, damages, liability, and court costs, expenses, and attorneys’ fees incurred as a result of any act or omission by the Proposer or its employees, agents, or applicable subcontractors.

IX. PROPOSAL CONTENT TABLE:

<p>1. Introductory Letter of Interest</p> <p>2. Proposers must provide:</p> <p>A) Past Performance, Experience, Qualifications, and Safety Compliance</p> <p>B) Capacity and Capabilities</p> <p>C) Floor plans</p> <p>D) Ancillary Services</p> <p>E) Cost</p> <p>F) Proposer’s documentation, including:</p> <ul style="list-style-type: none"> • Proof of adequate insurance coverage, specifically General Liability and Workers’ Compensation
<p>3. Additional Supporting Documentation, including:</p> <p>a) Registration with the Alabama Secretary of State, Business Entity Records Alabama Secretary of State</p> <p>a) List the Names of the Members of your Business Entity.</p> <p>b) Complete and Sign the Immigration Form: IMMIGRATION STATUS form.pdf (state.al.us)</p> <p>c) Complete and Sign Certificate of Compliance: Certificate of Compliance.pdf (state.al.us)</p> <p>d) Complete and Sign and NOTARIZE the Disclosure Statement: AL Vendor Disclosure Statement.pdf (SECURED)</p> <p>e) Complete New W-9: fw9.pdf (SECURED) (irs.gov)</p> <p>f) Submit an electronically signed E-Verify MOU</p>

Note: ADCNR reserves the right to require a performance bond from the successful Proposer during the contract negotiation period. If hyperlinks are not available, please visit <https://www.alapark.com/construction-permits-easement-and-research-applications> under the Required Documents and Forms.

X. DISCLAIMER:

This RFP does not constitute or guarantee a subsequent offer to contract. Rather, this RFP seeks the receipt of submissions from qualified and licensed professional respondents which PARKS may use to form the basis for the negotiation of a contract at its sole discretion. ADCNR reserves the right to reject any or all qualifications, to award no contract or to award a contract to one or more selected entities,

and to solicit additional qualifications through the RFP process if that is determined to be in the best interests of ADCNR and the State of Alabama.

XI. SUBMITTAL DEADLINE:

It is the sole responsibility of the Proposer to ensure the actual delivery of its submission by the deadline.

Proposals must be submitted to rfp.responses@purchasing.alabama.gov no later than 12:00 p.m. (NOON CENTRAL TIME) on December 9, 2024.

XII. RESERVATIONS:

1. Authority:

This process is only for the benefit of ADCNR and is to provide ADCNR with competitive information to assist it in the process of selecting a Proposer. All decisions on compliance, evaluation, terms, and conditions related to the RFP will be made solely at the discretion of ADCNR.

2. Disclaimers:

ADCNR reserves the right to award to multiple Proposers; to award by item, groups of items; to divide the award; to reject any and all proposals in whole or in part, and to waive any informality or technical defects if, in its judgment, the best interests of ADCNR and the State of Alabama will be served. ADCNR may seek clarification of the proposal from a Proposer at any time, and failure of the Proposer to timely respond may be cause for rejection. Clarification is not an opportunity to change the proposal. The submission of a proposal confers on Proposer no right of selection or to a subsequent contract. This process is for the benefit of ADCNR only and is to provide ADCNR with competitive information to assist in the selection process. All decisions on compliance, evaluation, terms, and conditions will be made solely at the discretion of ADCNR and made to favor the State of Alabama.

3. Questions/Requests for Clarifications:

Questions and/or information related to the submission/delivery of qualifications shall be directed to: rfp.questions@purchasing.alabama.gov by Tuesday, November 26, 2024 at 12:00 CT (noon).

4. Alterations:

ADCNR reserves the right to revise this RFP, to alter any deadlines or revise any part of this RFP by issuing an addendum to same. Addenda, if any, will be posted through Alabama Buys and at www.outdooralabama.com ADCNR - RFP for Prefabricated Bath Houses & Restroom Buildings and www.alapark.com. It is the responsibility of the Proposer to check the website for addenda to the RFP, if any.

5. Waiver of Administrative Informalities:

DEADLINE FOR QUESTIONS:	November 26, 2024, 12:00pm CST
PROPOSALS DUE:	December 9, 2024, by 12:00pm CST
RFP EVALUATION:	December 10-16, 2024
INTENT TO AWARD:	December, 2024
CONTRACT DEVELOPMENT:	January, 2025
NOTICE TO PROCEED:	January, 2025

EXHIBIT A: DESIRED MODEL SPECIFICATIONS

STRICT ADHERENCE IS NOT REQUIRED BUT IS PREFERRED. NOTE IN YOUR PROPOSAL ANY DEVIATION FROM THE SPECIFICATIONS OR ANY SPECIFICATIONS THAT THE PROPOSER CANNOT SATISFY. A PROPOSER IS NOT REQUIRED TO OFFER EVERY MODEL. ADCNR SEEKS TO PURCHASE PREFABRICATED, POST-TENSION REINFORCED CONCRETE "BATH HOUSES" AND "RESTROOM" BUILDINGS TO BE USED BY GUESTS TO ADCNR FACILITIES ACROSS THE STATE OF ALABAMA. POST-TENSIONING, REFERENCES AND MATERIALS ARE DEFINED BELOW.

POST-TENSIONING DEFINED:

Post-tension reinforcement is a method of construction used in the roofs and floors of precast buildings. Post-tensioning enables the floor and roof to achieve a level of watertightness superior to that of regular precast concrete and is installed around the perimeter of the slab inside the concrete. Plastic encapsulated cable is laid in the fresh concrete in the typical post-tension layout of floors and roofs.

Post-Tensioning Strand: 41K poly-strand CP50, .50, 270 KSI, 7-wire strand, greased plastic sheath, (ASTM A416), roof and floor to be each post-tensioned by a single, continuous tendon. The tendon forms a substantial rectangular configuration with gently curving corners and a corner where the tendon members are anchored. Tendons are greased and enclosed in a sheath.

REFERENCES:

- A.** ACI-318-11: Building Code Requirements for Structural Concrete and Commentary
- B.** ASCE/SEI 7-10: Minimum Design Loads for Buildings and Other Structures
- C.** IBC 2012: International Building Code
- D.** PCI Design Handbook, 7th Edition
- E.** Concrete Reinforcing Institute, Manual of Standard Practice
- F.** UL-752 (Test Method level 5) for bullet resistance certified by a military approved laboratory.
- G.** 2010 ADA Standards for Accessible Design
- H.** International Plumbing Code (IPC) and National Electrical Code (NEC)

MATERIALS:

A. Concrete: Steel-reinforced, 5000 PSI minimum 28-day compressive strength, air-entrained (ASTM C260).

B. Reinforcing Steel: ASTM A615, grade 60 unless otherwise specified.

Welded Wire Fabric: ASTM 185, Grade 65

C. Sealant: All joints between panels shall be caulked along the exterior and interior surfaces of the joints. Exterior sealant shall be DOW CORNING 790 silicone sealant or equal. Interior sealant shall be SIKAFLEX-1A elastic sealant (paintable) or equal. Exterior caulk is revealed to be 3/8" x 3/4" deep so that the sides of the joint are parallel for proper caulk adhesion. The back of the joint is to be taped with bond-breaking tape to ensure adhesion of caulk to parallel sides of the joint and not the back.

D. Panel Connections: All panels shall be securely fastened together utilizing cast-in stainless steel embeds and welding. All welding shall be done in conformance with AWS, Structural Welding Code's latest revision. Steel is to be of structural quality, hot-rolled carbon complying with ASTM A304. No floating-in of connection plates shall be allowed.

OVERVIEW:

- 1) _____ **MODEL A. Overview:** Model A must be a Prefabricated Concrete 4 Unit, family style, bath house with a central mechanical chase. The building must be fully ADA compliant.
- 2) _____ **MODEL B. Overview:** Model B must be a Prefabricated Concrete 6 Unit, family style, bath house with a central mechanical chase. The building must be fully ADA compliant.
- 3) _____ **MODEL C. Overview:** Model C must be a Prefabricated Concrete 8 Unit, family style, bath house with a central mechanical chase. The building must be fully ADA compliant.
- 4) _____ **MODEL D. Overview:** Model D must be a Prefabricated Concrete 2 Unit, unisex restroom with a central mechanical chase. The building must be fully ADA compliant.
- 5) _____ **MODEL E. Overview:** Model E must be a Prefabricated Concrete 4 Unit, unisex restroom with a central mechanical chase. The building must be fully ADA compliant.
- 6) _____ **MODEL F. Overview:** Model F must be a Prefabricated Concrete men's & women's restroom (2 stalls each) with a central mechanical chase. The building must be fully ADA compliant.
- 7) _____ **MODEL G. Overview:** Model G must be a Prefabricated Concrete single restroom (vault type). The building must be fully ADA compliant.
- 8) _____ **MODEL H. Overview:** Model H must be a Prefabricated Concrete double restroom (vault type) with a central mechanical chase. The building must be fully ADA compliant.
- 9) _____ **MODEL I. Overview:** Model I must be a complete all-precast Concrete Clear Span building (24' x 30' x 10') with openings for ventilation included. Doors will be included and specified by the owner.

DETAILED SPECIFICATIONS:**Model A:**

Overview: Model A must have 4 family-style (Toilet/Shower combination) bathrooms. The building must be ADA compliant in the 4 bathrooms. There must be a central mechanical chase that will house the mechanical equipment (power, water, sewer, and HVAC). Block-outs must be located on the floor to allow utility connections to water, power, and sewer. Block-outs must be included in each bathroom wall adjacent to the chase to allow supply and return for the HVAC system (size to be determined based on the HVAC system used). The approximate size of the building is 24' by 18'.

Specifications:

- Custom Flat Stack Rustic Stone base to an approximate height of 42-48" with a ¾" relief and an upper wall finish of 6" Smooth Shiplap exterior finish on walls and cedar shake roof or equal
- Sherwin-Williams exterior paint/stain, color TBD
- Openings sized and located as required
- (5) single 3'0" x 6'8" hollow metal doors with standard door hardware (lever style)
- Standard post-tension roof (gable style)
- Precast floor
- 4" walls
- 200A electrical panel with cover
- (1) 50-gallon water heater with mixing valve
- (1) ADA Dual-level water fountain
- (4) Wall vents
- (4) Exhaust fans
- (4) Powder coated (white) stainless steel sinks with electronic faucets, I-Con is preferred or equal
- (4) electric hand dryers
- (4) ADA commercial showers (60" minimum width) with bench and partitions, ADA shower controls must include adjustable shower wand with stainless hose and lever style controls
- (4) Automatic soap dispensers
- (8) Coat hooks – 2 per bathroom, 1 each set at ADA height
- (4) ADA compliant braille bathroom signs
- (4) Power coated (white) stainless steel toilets with plastic seats and electronic flush valves, I-Con is preferred or equal

- (4) 3-roll toilet paper dispensers
- (4) Stainless steel mirrors, I-Con is preferred or equal
- (4) LED interior lights with occupancy sensors in restrooms
- (2) LED interior lights in mechanical chase
- (5) GFCI receptacles, one in each restroom, another in mechanical chase
- (5) LED exterior lights
- (4) Lexan windows (translucent) with stainless steel frames
- (16) Satin stainless steel grab bars
- One unit configured to include diaper-changing station
- Trap guard inserts for 3" drain, with drain cover and backflow preventer included
- HVAC system is an Optional Item and priced as such (Exhibit C)
- One Bathroom must have the ability to convert to a laundry unit, to include: (1) 240V receptacle, (1) stainless steel wash sink, (1) stainless steel table to be affixed to the wall, combination unit is preferred (Regency 50-1/2" Single Compartment Sink & 1 Drainboard or equal, link: <https://www.webstaurantstore.com/g/2610/regency-50-1-2-16-gauge-stainless-steel-one-compartment-commercial-sink-with-stainless-steel-legs-cross-bracing-and-1-drainboard-24-x-24-x-14-bowl>) and (1) stainless steel faucet. This option will be taken as an Alternate upon order by State Parks (Alternate price increase/decrease must be noted on Exhibit C)
- The building will preferably accommodate 10 through wall penetrations to service security and internet equipment, size and location TBD
- Offloading
- Erection onto the level and prepared compacted stone and sand base, following manufacturer's specifications.

NOTE: ADCNR/SITE CONTRACTOR WILL SIZE WATER LINES TO PROVIDE PROPER FLUSHING ACTION BASED ON A NOMINAL WATER PRESSURE OF 40 PSI.

Exclusions: Site preparation

Model B:

Overview: Model B must have 6 family-style (Toilet/Shower combination) bathrooms. The building must be ADA compliant in the 6 bathrooms. There must be a central mechanical chase that will house the mechanical equipment (power, water, sewer, and HVAC). Block-outs must be located on the floor to allow utility connections to water, power, and sewer. Block-outs must be included in each bathroom wall adjacent to the chase to allow supply and return for the HVAC system (size to be determined based on the HVAC system used). The approximate size of the building is 34' by 19'.

Specifications:

- Custom Flat Stack Rustic Stone base to an approximate height of 42-48" with a ¼" relief and an upper wall finish of 6" Smooth Shiplap exterior finish on walls and cedar shake roof or equal
- Sherwin-Williams exterior paint/stain, color TBD
- Openings sized and located as required
- (7) single 3'0"x 6'8" hollow metal doors with standard door hardware (lever style)
- Standard post tension roof (gable style)
- Precast floor
- 4" walls
- 200A electrical panel with cover
- (1) 60-gallon water heater with mixing valve
- (1) ADA Dual-level water fountain
- (6) Wall vents
- (6) Exhaust fans
- (6) Powder coated (white) stainless steel sinks with electronic faucets, I-Con is preferred or equal.
- (6) electric hand dryers
- (6) ADA commercial showers (60" minimum width) with bench and partitions, ADA shower controls must include an adjustable shower wand with stainless hose and lever style controls
- (6) Automatic soap dispensers
- (12) Coat hooks – 2 per bathroom, 1 each set at ADA height
- (6) ADA compliant braille bathroom signs
- (6) Power coated stainless steel toilets with plastic seats and electronic flush valves, I-Con is preferred or equal.
- (6) 3-roll toilet paper dispensers

- (6) Stainless steel mirrors, I-Con is preferred or equal.
- (6) LED interior lights with occupancy sensors in restrooms
- (3) LED interior lights in mechanical chase
- (7) GFCI receptacles, one in each restroom, another in mechanical chase
- (7) LED exterior lights
- (24) Satin stainless steel grab bars
- One unit configured to include diaper-changing station
- (6) Lexan windows (translucent) with stainless steel frames
- HVAC system is an Optional Item and priced as such (Exhibit C)
- One Bathroom must have the ability to convert to a laundry unit, to include: (1) 240V receptacle, (1) stainless steel wash sink, (1) stainless steel table to be affixed to the wall, combination unit is preferred (Regency 50-1/2" Single Compartment Sink & 1 Drainboard or equal, link: <https://www.webstaurantstore.com/g/2610/regency-50-1-2-16-gauge-stainless-steel-one-compartment-commercial-sink-with-stainless-steel-legs-cross-bracing-and-1-drainboard-24-x-24-x-14-bowl>) and (1) stainless steel faucet. This option will be taken as an Alternate upon order by State Parks (Alternate price increase/decrease must be noted on Exhibit C)
- The building will preferably accommodate 10 through wall penetrations to service security and internet equipment, size and location TBD
- Trap guard inserts for 3" drain, with drain cover and backflow preventer included
- Offloading
- Erection onto level and prepared compacted stone and sand base, following manufacturer's specifications.

NOTE: ADCNR/SITE CONTRACTOR WILL SIZE WATER LINES TO PROVIDE PROPER FLUSHING ACTION BASED ON A NOMINAL WATER PRESSURE OF 40 PSI.

Exclusions: Site preparation

Model C:

Overview: Model C must have 8 family-style (Toilet/Shower combination) bathrooms. The building must be ADA compliant in the 8 bathrooms. There must be a central mechanical chase that will house the mechanical equipment (power, water, sewer, and HVAC). Block-outs must be located on the floor to allow utility connections to water, power, and sewer. Block-outs must be included in each bathroom wall adjacent to the chase to allow supply and return for the HVAC system (size to be determined based on the HVAC system used). The approximate size of the building is 45' by 17'.

Specifications:

- Custom Flat Stack Rustic Stone base to an approximate height of 42-48" with a ¾" relief and an upper wall finish of 6" Smooth Shiplap exterior finish on walls and cedar shake roof or equal
- Sherwin-Williams exterior paint/stain, color TBD
- Openings sized and located as required
- (9) single 3'0"x 6'8" hollow metal doors with standard door hardware (lever style)
- Standard post tension roof (gable style)
- Precast floor
- 4" walls
- 200A electrical panel with cover
- (1) 60-gallon water heater with mixing valve
- (1) ADA Dual-level water fountain
- (8) Wall vents
- (8) Exhaust fans
- (8) Powder coated (white) stainless steel sinks with electronic faucets, I-Con is preferred or equal.
- (8) electric hand dryers
- (8) ADA commercial showers (60" minimum width) with bench and partitions, ADA shower controls must include an adjustable shower wand with stainless hose and lever style controls
- (8) Automatic soap dispensers, I-Con is preferred or equal.
- (16) Coat hooks – 2 per bathroom, 1 each set at ADA height
- (8) ADA compliant braille bathroom signs
- (8) Power coated (white) stainless steel toilets with plastic seats and electronic flush valves, I-Con is preferred or equal.
- (8) 3-roll toilet paper dispensers

- (8) Stainless steel mirrors, I-Con is preferred or equal.
- (8) LED interior lights with occupancy sensors in restrooms
- (4) LED interior lights in mechanical chase
- (9) GFCI receptacles, one in each restroom, another in mechanical chase
- (9) LED exterior lights
- (32) Satin stainless steel grab bars
- One unit configured to include diaper-changing station
- (8) Lexan windows (translucent) with stainless steel frames
- HVAC system is an Optional Item and priced as such (Exhibit C)
- One Bathroom must have the ability to convert to a laundry unit, to include: (1) 240V receptacle, (1) stainless steel wash sink, (1) stainless steel table to be affixed to the wall, combination unit is preferred (Regency 50-1/2" Single Compartment Sink & 1 Drainboard or equal, link: <https://www.webstaurantstore.com/g/2610/regency-50-1-2-16-gauge-stainless-steel-one-compartment-commercial-sink-with-stainless-steel-legs-cross-bracing-and-1-drainboard-24-x-24-x-14-bowl>) and (1) stainless steel faucet. This option will be taken as an Alternate upon order by State Parks (Alternate price increase/decrease must be noted on Exhibit C)
- The building will preferably accommodate 10 through wall penetrations to service security and internet equipment, size and location TBD
- Trap guard inserts for 3" drain, with drain cover and backflow preventer included
- Offloading
- Erection onto level and prepared compacted stone and sand base, following manufacturer's specifications.

NOTE: ADCNR/SITE CONTRACTOR WILL SIZE WATER LINES TO PROVIDE PROPER FLUSHING ACTION BASED ON A NOMINAL WATER PRESSURE OF 40 PSI.

Exclusions: Site preparation and HVAC system.

Model D:

Overview: Model D must be a 2-unit, unisex restroom. The building must be ADA compliant in both restrooms. There must be a central mechanical chase that will house the mechanical equipment (power, water, sewer, and HVAC). Block-outs must be located in the floor to allow utility connections to water, power, and sewer. Block-outs must be included in each restroom wall adjacent to the chase to allow supply and return for the HVAC system (size to be determined based on the HVAC system used). The approximate size of the building is 18' by 11'.

Specifications:

- Custom Flat Stack Rustic Stone base to an approximate height of 42-48" with a ¼" relief and an upper wall finish of 6" Smooth Shiplap exterior finish on walls and cedar shake roof or equal
- Sherwin-Williams exterior paint/stain, color TBD
- Openings sized and located as required
- (3) single 3'0" x 6'8" hollow metal doors with standard door hardware (lever style)
- Standard post tension roof (gable style)
- Precast floor
- 3" walls
- 100A electrical panel with cover
- (1) 6-gallon water heater with mixing valve
- (1) ADA Dual-level water fountain
- (2) Wall vents
- (2) Exhaust fans
- (2) Powder coated (white) stainless steel sinks with electronic faucets, I-Con is preferred or equal.
- (2) Powder coated (white) stainless urinals, I-Con is preferred or equal.
- (2) manual paper towel dispensers
- (2) Manual soap dispensers, I-Con is preferred or equal.
- (2) Coat hooks
- (2) ADA compliant braille bathroom signs
- (2) Power coated (white) stainless steel toilets with plastic seats and electronic flush valves, I-Con is preferred or equal.
- (2) 3-roll toilet paper dispensers
- (2) Stainless steel mirrors, I-Con is preferred or equal.

- (3) LED interior lights with occupancy sensors in restrooms
- (1) LED interior lights in mechanical chase
- (3) GFCI receptacles, one in each restroom, another in mechanical chase
- (2) LED exterior lights
- (4) Satin stainless steel grab bars
- (2) Lexan windows (translucent) with stainless steel frames
- One unit configured to include diaper-changing station, urinal may be removed to accommodate diaper-changing station if needed
- The building must accommodate 8 through wall penetrations to service security and internet equipment, size and location TBD
- Trap guard inserts for 3" drain, with drain cover and backflow preventer included
- Offloading
- Erection onto level and prepared compacted stone and sand base, following manufacturer's specifications.

NOTE: ADCNR/SITE CONTRACTOR WILL SIZE WATER LINES TO PROVIDE PROPER FLUSHING ACTION BASED ON A NOMINAL WATER PRESSURE OF 40 PSI.

Exclusions: Site preparation

Model E:

Overview: Model E must be a 4-unit, unisex restroom. The building must be ADA compliant in all restrooms. There must be a central mechanical chase that will house the mechanical equipment (power, water, sewer, and HVAC). Block-outs must be located in the floor to allow utility connections to water, power, and sewer. Block-outs must be included in each restroom wall adjacent to the chase to allow supply and return for the HVAC system (size to be determined based on the HVAC system used). The approximate size of the building is 20' by 17'.

Specifications:

- Custom Flat Stack Rustic Stone base to an approximate height of 42-48" with a ¼" relief and an upper wall finish of 6" Smooth Shiplap exterior finish on walls and cedar shake roof or equal
- Sherwin-Williams exterior paint/stain, color TBD
- Openings sized and located as required
- (5) single 3'0" x 6'8" hollow metal doors with standard door hardware (lever style)
- Standard post-tension roof (gable style)
- Precast floor
- 3" walls
- 100A electrical panel with cover
- (1) 6-gallon water heater with mixing valve
- (1) ADA Dual-level water fountain
- (4) Wall vents
- (4) Exhaust fans
- (4) Powder coated (white) stainless steel sinks with electronic faucets, I-Con is preferred or equal.
- (4) Powder coated (white) stainless urinals, I-Con is preferred or equal.
- (4) manual paper towel dispensers
- (4) Manual soap dispensers, I-Con is preferred or equal.
- (4) Coat hooks
- (4) ADA compliant braille bathroom signs
- (4) Power coated (white) stainless steel toilets with plastic seats and electronic flush valves, I-Con is preferred or equal.
- (4) 3-roll toilet paper dispensers
- (4) Stainless steel mirrors, I-Con is preferred or equal.

- (4) LED interior lights with occupancy sensors in restrooms
- (2) LED interior lights in mechanical chase
- (5) GFCI receptacles, one in each restroom, another in mechanical chase
- (5) LED exterior lights
- (8) Satin stainless steel grab bars
- (4) Lexan windows (translucent) with stainless steel frames
- One unit configured to include diaper-changing station, urinal may be removed to accommodate diaper-changing station if needed
- The building will preferably accommodate 10 through wall penetrations to service security and internet equipment, size and location TBD
- Trap guard inserts for 3" drain, with drain cover and backflow preventer included
- Offloading
- Erection onto level and prepared compacted stone and sand base, following manufacturer's specifications.

NOTE: ADCNR/SITE CONTRACTOR WILL SIZE WATER LINES TO PROVIDE PROPER FLUSHING ACTION BASED ON A NOMINAL WATER PRESSURE OF 40 PSI.

Exclusions: Site preparation

Model F:

Overview: Model F must be a 2-unit, standard restroom. The building must be ADA compliant in both restrooms. There must be a central mechanical chase that will house the mechanical equipment (power, water, sewer, and HVAC). Block-outs must be located on the floor to allow utility connections to water, power, and sewer. Block-outs must be included in each restroom wall adjacent to the chase to allow supply and return for the HVAC system (size to be determined based on the HVAC system used). The approximate size of the building is 22' by 12'.

Specifications:

- Custom Flat Stack Rustic Stone base to an approximate height of 42-48" with a ¼" relief and an upper wall finish of 6" Smooth Shiplap exterior finish on walls and cedar shake roof or equal
- Sherwin-Williams exterior paint/stain, color TBD
- Openings sized and located as required
- (3) single 3'0" x 6'8" hollow metal doors with standard door hardware (lever style)
- Standard post-tension roof (gable style)
- Precast floor
- 3" walls
- 100A electrical panel with cover
- (1) 6-gallon water heater with mixing valve
- (1) ADA Dual-level water fountain
- (2) Wall vents
- (2) Exhaust fans
- (2) Powder coated (white) stainless steel sinks with electronic faucets, I-Con is preferred or equal.
- (1) Powder coated (white) stainless urinals, I-Con is preferred or equal.
- (2) manual paper towel dispensers
- (2) Manual soap dispensers, I-Con is preferred or equal.
- (4) Coat hooks
- (2) ADA compliant braille bathroom signs
- (3) Powder coated (white) stainless steel toilets with plastic seats and electronic flush valves, I-Con is preferred or equal.
- (3) 3-roll toilet paper dispensers
- (2) Stainless steel mirrors, I-Con is preferred or equal.

- (2) LED interior lights with occupancy sensors in restrooms
- (1) LED interior lights in mechanical chase
- (3) GFCI receptacles, one in each restroom, another in mechanical chase
- (3) LED exterior lights
- (4) Satin stainless steel grab bars
- Trap guard inserts for 3" drain, with drain cover and backflow preventer included
- (2) Lexan windows (translucent) with stainless steel frames
- Partitions required for (4) individual stalls
- The building will preferably accommodate 8 through wall penetrations to service security and internet equipment, size and location TBD
- Offloading
- Erection onto the level and prepared compacted stone and sand base, following manufacturer's specifications.

NOTE: ADCNR/SITE CONTRACTOR WILL SIZE WATER LINES TO PROVIDE PROPER FLUSHING ACTION BASED ON A NOMINAL WATER PRESSURE OF 40 PSI.

Exclusions: Site preparation

Model G:

Overview: Model G must be a single, vault-style (dry) restroom with a gable roof. The building must be ADA compliant. Concrete is to be steel reinforced, 5000 psi mix, post-tensioned. Approximate size of the building is 9' by 12'.

Specifications:

- Custom Flat Stack Rustic Stone base to an approximate height of 42-48" with a ¼" relief and an upper wall finish of 6" Smooth Shiplap exterior finish on walls and cedar shake roof or equal
- Exterior concrete surfaces: Sherwin-Williams exterior walls shall be water-based acrylic, water-repellent penetrating stain, color TBD. The exterior slab top surface will be a two-component, epoxy floor coating, color TBD, Sherwin-Williams. All exterior surfaces to have clear acrylic anti-graffiti sealer or equal.
- Interior concrete surfaces: interior floors will be a two-component, water-based epoxy using Sherwin-Williams products or equal. Interior walls and ceilings will be water-based epoxy using Sherwin-Williams products or equal.
- Openings sized and located as required
- (1) single 3'0" x 6'8" hollow metal doors with standard door hardware (lever style) to include locks
- Standard post-tension roof (gable style)
- Precast floor
- 3" walls
- (2) Wall vents made from extruded aluminum with mesh insect screen and clear anodized finish
- (1) Coat hooks
- (1) ADA compliant braille bathroom signs
- (1) ADA compliant stainless steel riser with seat cover
- (1) 3-roll toilet paper dispensers
- (1) Stainless steel mirror
- (2) Satin stainless steel grab bars
- (2) Lexan windows (translucent) with stainless steel frames
- Vault clean out cover: Aluminum hatch, rated for a 300 psi pedestrian load. Cover to be hinged with a staple for padlock and a hold open arm to prevent closing
- Vent stack: Vent stack to be 12" (nominal) diameter High-Density Polyethylene Pipe

- Vault liner: The inside of the vault tank is to be lined with a water-based acrylic coating (Conseal CS-55) or equal, applied per manufacturer specifications. Optional drop-in or cast-in high performance reinforced geomembrane liner is available.
- Site preparation in accordance with manufacturer's recommendation by the ADCNR/Site Contractor.
- Offloading
- Erection onto the level and prepared compacted stone, following manufacturer's specifications.

Exclusions: Site preparation.

Model H:

Overview: Model H must be a double, vault-style (dry) restroom with a gable roof with a mechanical chase between the two restrooms. The building must be ADA compliant. Concrete is to be steel reinforced, 5000 psi mix, post-tensioned. The approximate size of the building is 18' by 12'.

Specifications:

- Custom Flat Stack Rustic Stone base to an approximate height of 42-48" with a ¾" relief and an upper wall finish of 6" Smooth Shiplap exterior finish on walls and cedar shake roof or equal
- Exterior concrete surfaces: Sherwin-Williams exterior walls shall be water-based acrylic, water-repellent penetrating stain, color TBD. The exterior slab top surface will be a two-component, epoxy floor coating, color TBD, Sherwin-Williams. All exterior surfaces to have clear acrylic anti-graffiti sealer or equal.
- Interior concrete surfaces: interior floors will be a two-component, water-based epoxy using Sherwin-Williams products or equal. Interior walls and ceilings will be water-based epoxy using Sherwin-Williams products or equal.
- Openings sized and located as required
- (3) single 3'0" x 6'8" hollow metal doors with standard door hardware (lever style) to include locks
- Standard post-tension roof (gable style)
- Precast floor
- 3" walls
- (2) Wall vents made from extruded aluminum with mesh insect screen and clear anodized finish
- (2) Coat hooks
- (2) ADA compliant braille bathroom signs
- (2) ADA compliant stainless steel riser with seat cover
- (2) 3-roll toilet paper dispensers
- (2) Stainless steel mirror
- (4) Satin stainless steel grab bars
- (2) Lexan windows (translucent) with stainless steel frames
- (2) Vault clean out cover: Aluminum hatch, rated for a 300 psi pedestrian load. Cover to be hinged with a staple for padlock and a hold open arm to prevent closing
- (2) Vent stack: Vent stack to be 12" (nominal) diameter High-Density Polyethylene Pipe

- Vault liner: The inside of the vault tank is to be lined with a water-based acrylic coating (Conseal CS-55) or equal, applied per manufacturer specifications. Optional drop-in or cast-in high performance reinforced geomembrane liner is available.
- Site preparation in accordance with the manufacturer's recommendation by the ADCNR/Site Contractor.
- Offloading
- Erection onto the level and prepared compacted stone, following manufacturer's specifications.

Exclusions: Site preparation and.

Model I:

Overview: Model I must be a clear-span building. Concrete is to be steel reinforced, 5000 psi mix, post-tensioned. The approximate size of the building is 24' by 30' x 10'.

Specifications:

- Custom Flat Stack Rustic Stone base to an approximate height of 42-48" with a ¼" relief and an upper wall finish of 6" Smooth Shiplap exterior finish on walls and cedar shake roof or equal
- Exterior concrete surfaces: Sherwin-Williams exterior walls shall be water-based acrylic, water-repellent penetrating stain, color TBD. All exterior surfaces to have clear acrylic anti-graffiti sealer or equal.
- Interior concrete surfaces: interior floors and walls shall be smooth finish. Interior walls, ceilings, and floor will be water-based epoxy using Sherwin-Williams products or equal.
- Openings sized and located as required
- (1) double 3'0" x 6'8" insulated doors with standard door hardware (lever style) to include deadbolt locks. Overhead stainless-steel door holders, surface-mounted
- Aluminum drip cap with a minimum projection of 2-1/2" shall be furnished
- Standard post-tension roof (gable style)
- Precast floor
- (2) Wall vents made from extruded aluminum with mesh insect screen and clear anodized finish installed on the opposite wall of doors
- Site preparation in accordance with the manufacturer's recommendation by the ADCNR/Site Contractor.
- Offloading
- Erection onto the level and prepared compacted stone, following manufacturer's specifications.

Exclusions: Site preparation.

EXHIBIT B

SETUP AND INSTALL

Overview: This applies to all models.

PRELIMINARY PREPARATIONS

1. Check with the owner or general contractor for the exact location of the "Bath House or Restroom" model site.
2. Check access to utilities prior to setting the "Bath House or Restroom" model.
3. The "Bath House or Restroom" model site must be graded and sloped properly to prevent water accumulation in the area beneath the unit.

SETTING BATHHOUSE OR RESTROOM MODEL

1. Transport the unit to the desired location over the prepared site, as specified by the manufacturer.
2. Position the crane adjacent to the site.
3. Lift each unit from transportation vehicle onto the prepared site.
4. Perform all task associated with installation according to manufacturer's specifications.
5. The building installer is to verify utilities are ready for connection by coordinating with the Site Contractor.
6. The installer to verify all utilities are connected according to code before leaving the site.
7. Perform Quality Control on the unit including touch-up of paint, and broken or damaged components are documented and replaced prior to leaving the site.
8. Pressure wash the building to remove any grease or road grime from transportation or setup.
9. Leave the site in a condition the same or better than arrival, including removal of all debris, trash, and instruments used in the installation.

UTILITY HOOK-UP

Utility hookup will be completed by Park Staff or Site Contractor in conjunction with building install.

The following test must be completed with the Installer and Park Staff prior to the Installer leaving.

- a. **WARNING**: DO NOT TURN ON BREAKER TO WATER HEATER UNTIL TANK IS FULL OF WATER.
- b. After completing all utility hook ups to service, perform the following tests:
 - i. Electrical function test
 - ii. Water pressure test
 - iii. Flood test (plumbing drain system)
 - iv. Gas test (if applicable)

EXHIBIT C

RFP Submission Example:

Proposer's Name: _____

MODEL TYPE	PRICE (1) PER LOCATION	OPTIONAL ITEM: (HVAC SYSTEM)	DISCOUNTED PRICE IF ORDER (1-3) PER LOCATION	DISCOUNTED PRICE IF ORDER (3-6) PER LOCATION	ALTERNATE PRICE (LAUNDRY CONVERSION) (Add/Deduct)
Model A					
Model B					
Model C					
Model D					
Model E					N/A
Model F					N/A
Model G		N/A			N/A
Model H		N/A			N/A
Model I		N/A			N/A

EXHIBIT D

EXCEPTIONS AND DEVIATIONS SUBMISSION FORM - MODEL A-I

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: _____ 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)	Mark "X" if the Specification Meets the Preferences Outlined in Exhibit A:	Company's Specification does NOT Meet Preferences Outlined in Exhibit A. Identify any proposed exception and deviation and provide a reason for same.
1. Exterior Standards		
2. Post-tension Construction		
3. Interior Standards (ADA, Finishes)		
4. Interior Fixtures		
5. Electrical		

EXHIBIT E

Below is a list of potential locations where ADCNR is looking to install such models however this list is not limited to these locations and locations are subject to change. This is only to get a general idea and agreement as to the cost of the setup, installation, and delivery fee:

State Parks	Address of Park	Setup & Install Fee/ 1 per location	Delivery Fee/ 1 per location
Roland Cooper State Park	285 Deer Run Drive Camden, AL 36726		
Bladon Springs State Park	3921 Bladon Road Bladon Springs, AL 36919		
Blue Springs State Park	2595 AL-10 Clio, AL 36017		
Buck's Pocket State Park	393 County Road 174 Grove Oak, AL 35975		
Cheaha State Park	19644 Hwy 281 Delta, AL 36258		
Chewacla State Park	124 Shell Toomer PKWY Auburn, AL 36830		
Chickasaw State Park	26955 US HWY 43 Gallion, AL 36742		
DeSoto State Park	7104 DeSoto PKWY NE Fort Payne, AL 35967		
Cathedral Caverns State Park	637 Cave Road Woodville, AL 35776		
Gulf State Park	20115 State Park Road Gulf Shores, AL 36542		
Joe Wheeler State Park	4401 McLean Drive Rogersville, AL 35652		
Lake Guntersville State Park	1155 Lodge Dr. Guntersville, AL 35976		
Lake Lurleen State Park	13226 Lake Lurleen Road Coker, AL 35452		
Lakepoint State Park	104 Lakepoint Drive Eufaula, AL 36027		
Monte Sano State Park	5105 Nolen Avenue Huntsville, AL 35801		
Oak Mountain State Park	200 Terrace Drive Pelham, AL 35124		
Meaher State Park	5200 Battleship PKWY East Spanish Fort, AL 36527		
Paul M. Grist State Park	1546 Grist Road Selma, AL 36701		
Rickwood Caverns State Park	370 Rickwood Park Road Warrior, AL 35180		
Wind Creek State Park	4325 Alabama HWY 128 Alexander City, AL 35010		
Frank Jackson State Park	100 Jerry Adams Drive Opp, AL 36467		