

Ichetucknee Additional Questions

- What is the approximate square footage of each of the tram roads that are to be repaved? Confirm that resurfacing is acceptable and that the existing pavement does not need to be removed. Is there a specification for the quality of the paving?
 - Tram road from Midpoint to Last Take Out is approximately 1.8 miles and 20ft 6” wide. Detailed drawings available on the Ichetucknee CFBP landing page. Further evaluation would be needed to confirm whether a repave or removal would be needed. Quality would need to be to FDOT standards.
- Confirm that the DEP will hold the contracts and manage the repaving of the tram road and reroofing of the south concession building.
 - It will be the responsibility of the concessionaire to manage the contracts for the above projects once approved by the Park if completed as a capital improvement.
- What is the square footage of the area on the south concession building that is to be reroofed? Is there a specification for the roofing material to be used?
 - Roof is approximately 4560sqft. Specification will depend on roofing material used but we would want to match other park buildings in the area. Division standard roofing materials are metal or asphalt shingles. Standard colors for this park are Metal Roof: Sandstone by PAC-CLAD Inc.; Asphalt Shingles: Desert Sand by TAMKO (Heritage Series). These manufacturers are for color name and product reference only. Other manufacturers’ products may be used as long as the colors are properly cross referenced.
- Asset list:
 - Confirm that the “c. Tram Shelter” is the large shed building located in the maintenance yard currently used for tram repairs & maintenance?
 - This is correct.
 - Define what is included in “e. Additional Storage Space.”
 - The “Additional Storage Space” mentioned is area that is currently being used as the tube corral near the South Concession Building.
 - Define the number of tube transport cars vs. guest transport cars in “h. Trams.”
 - Three “Tube Tram” trailers from 1986 and six “Passenger Tram” trailers from 2004.
- Confirm that the new pole barn to be located in the maintenance yard cannot require any foundational ground penetration.

- Please refer to the Unit Management Plan for what type of structures can be permitted. This can be found at <https://floridadep.gov/parks/parks-office-park-planning/documents/ichetucknee-springs-state-park>
- What is the policy for use of generators?
 - No generators allowed for regular operations.
- Confirm that the current concessioner owns the mobile food cart at the north area of the park. Is the decking adjacent to the food cart owned by the DEP?
 - Food trailer and deck belong to the current concessionaire.
- Can any of the RV sites located adjacent to the maintenance yard be used for concessioner employees? If yes, how many?
 - No.
- Clarify whether the DEP or the concessioner is responsible to pay for contracted garbage pickup service.
 - The concessionaire is responsible for contracting and paying for garbage pickup service.
- Confirm that the DEP is responsible for all grounds maintenance, such as lawn mowing, tree trimming and removal, sweeping of debris, parking lot maintenance and line repainting, etc.
 - The Concessionaire will be responsible for the daily upkeep and litter removal at the facilities and spaces provided, and the surrounding area. Specific perimeter to be determined by the Park Manager based on the location. The Department will be responsible for grounds maintenance of all facilities and areas outside the specific perimeter, including parking lots.
- Good Afternoon Jake, Can you give us the contact of the company that paved the entrance road to the South Entrance of Ichetucknee Springs State Park?
 - The company paving the South Entrance is John C. Hipp Construction Equipment Company.
- Are there any water refill stations located throughout the Park for visitor use?
 - Yes, 2 located at the north bathhouse day use area.

- Is the refrigeration unit, that is owned by the incumbent, a permanent structure?
 - There is no permanent refrigeration unit owned by the incumbent.
- How many inflatables (tubes) are in the current inventory?
 - The Department does not have this information.
- Is the DEP hoping for the pole barn (that is listed in the capital improvements) cover the tram engines only or do they wish for the pole barn to cover the tram trailers as well?
 - The pole barn mentioned was to be used as additional storage space to meet the needs of the concession operations. The use is not dictated.
- The Business Plan Packet does not state tram specifics. How many tram engines, passenger trailers and equipment trailers are there?
 - No Tram engines. Three “Tube Tram” trailers from 1986 and six “Passenger Tram” trailers from 2004.
- Can the Department please clarify who owns the tram trailers and engines?
 - The Department owns 9 tram trailers, both passenger and tube transport. The Department does not own any engines.
- Can the Department tell us the approximate age of the tram engine and trailer?
 - No Tram engines. Three “Tube Tram” trailers from 1986 and six “Passenger Tram” trailers from 2004.
- What does the current concessionaire use to fill the inflatable tubes (e.g., portable or fixed air compressor)?
 - The Department does not have this information.
- Is there electrical power at the innertube pickup/storage location?
 - Yes.
- Ichetucknee Bid Question: Please list all approved Special Events approved for use by The Department within the last 10 years at Ichetucknee Springs State Park.

- Guided Eco Tour Paddle
 - Time Machine Tour
 - Moonlit Paddle
 - Sunrise Paddle
 - Sunset Paddle
 - Spooky Springs 2-day Event
- What are the approved rates for Rent on the following items? Also are the rental prices different at the South Entrance versus the North Entrance? Also does this include Transportation from the South to the North end of the Park ? What is the cost of transportation from the South to the North entrance?
 - a. Single Kayaks
 - b. Double Kayaks
 - c. Paddleboards
 - d. Canoe's
 - e. Single Tubes
 - f. Double Tubes
 - g. Single Mesh Tubes
 - The approved rates and services provided with rentals are as posted on-site and on the current concessionaire's website.
 - What are the approved rates for Tram Ride only?
 - The approved rates are as posted on-site.
 - What is the maximum approved number of rental units at the South rental area and the North rental area?
 - Tubing and tube rentals are not permitted from the North entrance, which has a daily limit of 100 vessels and closes at 3:00 PM or once that limit is reached, whichever comes first. Of the 100-vessel limit, the concessionaire may reserve up to 70 vessels. When the Midpoint launch is open, there is a 3,000-tube daily limit, while Dampier's Landing has no daily limit for tubes or vessels.
 - Does the gift sale building that is shared with the Department at the North entrance area have a building number?

- BL#086011
- What is the approved menus at the North and South areas for food sales and the price of each approved item?
 - The approved rates and items are as posted on-site.
- Who owns the large freezer behind the Cafe at the South end by the restaurant? Is going to be for sale?
 - The equipment in question is owned by the Department. It is not for sale.
- What food & health certificates are currently used and does the Department have a copy of these certificates?
 - The certificates used are those required by the Florida Department of Health and DBPR. These certificates are not regulated by the Department, therefore the Department does not keep copies of these certificates on file.
- Does the Department know when Dampier's Landing will be open?
 - Dampier's Landing is currently open and operational.
- Is a Federal DOT registration number required as the concessioner will be transporting passengers on trams as well as highways? If yes please provide the current operators Federal D O T information. I did not see it posted on the trams or vans
 - Please check with DOT for requirements. It is the responsibility of the concessionaire to maintain all needed licensing.
- Can you clarify relative to trams, what is state-owned and what is Concessionaire owned?
 - The Department owns 9 tram trailers: three "Tube Tram" trailers from 1986 and six "Passenger Tram" trailers from 2004.
- What is the square footage of the roof?
 - Roof is approximately 4560sqft.

- Can I get the last 10 years of quarterly reviews and LED reports?
 - [This is uploaded to the Ichetucknee CFBP landing page.](#)
- Can I get a list of the last 10 years of complaints against the current concessionaire?
 - [We do not have any complaints filed against the current concessionaire.](#)