

Responses to Questions  
Solicitation No. RFP-SLBE-2016

Listed below are the Service's responses to questions timely submitted about the Request for Proposals (RFP) for the Sleeping Bear Inn Opportunity (SLBE-2016) at Sleeping Bear Dunes National Lakeshore. All potential Offerors should read the responses, as the information may assist in preparing a proposal for this RFP.

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1. Was the Inn hot water heated? No radiators were seen in the rooms, were they taken out?

**NPS Response: Yes, the Inn had hot water heating at one point.**

2. Has the basement been checked for radon?

**NPS Response: No, there are no records of radon checks.**

3. The black locust trees appear dead on the north lawn, will they be removed by the NPS before reconstruction, or by us to use in the fireplaces?

**NPS Response: The NPS plans to remove all dead black locusts near the Inn and Garage this fall or winter.**

4. To be ADA compliant, do we need to have a handicap accessible sleeping room? If yes, does it have to be on the first floor, or the second floor with an elevator?

**NPS Response: Yes, to comply with the ADA and the Architectural Barriers Act and Rehabilitation Act (which apply to federal properties), an accessible guest room will be needed. The first floor may be easier, but second floor may also be considered as long as an elevator complies with the Secretary of Interior's Standards for the Rehabilitation of Historic Structures.**

5. Can the two restrooms on the south wall of the first floor be converted to one handicap accessible restroom?

**NPS Response: It depends on planned occupancy load. The restrooms could be physically combined, but code may require two bathrooms on the first floor to accommodate numbers using the facility. There may also be a design solution keeping both useable and accessible.**

6. Because of the new gender law, do we still need separate boy/girl restroom, or can we have one now?

**NPS Response: It should not be an issue if the restrooms are gender neutral. Code may require two restrooms on the first floor to accommodate planned occupancy load.**

7. Can the top of the walls between the front parlor (#1) and the dining/sitting room (#3) behind it be removed to the wainscoting to make the space feel more open even though it's a load bearing wall and assuming a beam would be installed if it is not there now.

**NPS Response: No, these room floorplans are associated with their historical use and are character defining features. Removing upper portions would not be in keeping with the Secretary of Interior's Standards for the Rehabilitation of Historic Structures.**

8. Could one of the second floor sleeping rooms (between #15 and #16) be converted to a bathroom (shower, sink, toilet)?

**NPS Response: Yes**

9. Can we have a white picket fence and flowers along the sidewalks?

**NPS Response: No, as there is no evidence either was present in the past.**

10. Since the National Park Service owns the buildings, would we have renters insurance or business insurance that would cover the building and business?

**NPS Response: Please refer to page 15 of the draft lease (Attachment A) for insurance requirements.**

11. Are there lights in the area at night, or could the beach area be considered Dark Skies? If so, could there be bonfires on the beach at night with s'mores after they watch the sunset at the beach, or after they see the Dark Skies?

**NPS Response: The National Lakeshore is trying to secure Dark Sky status and is trying to minimize exterior light pollution. The Lakeshore would be open to the idea of allowing reasonably sized fires on Glen Haven Beach.**