

Addendum No. 1 to 26C-CRDPBKBOHL-0002: Backbone State Park Concessions and Cabin Rentals

Date: December 5, 2025

This Addendum addresses questions submitted by prospective bidders and provides clarification regarding the contract term and minimum concession fees for the Request for Proposal (RFP) 26C-CRDPBKBOHL-0002.

Questions and Answers

1. Contract Term

Question: Section 7.3 indicates that the term of the contract is shown on the RFP cover sheet. I couldn't locate it – could you please confirm the contract term?

Answer: The term of the Contract resulting from this RFP may be a minimum of one year up to a maximum of ten years.

The Respondent's proposal must include the number of years proposed for the contract, which can be a minimum of one year up to a maximum of ten years.

Following a minimum of three years of concession operation, the Concessionaire may request that the contract be renewed pursuant to the provisions of 571 Iowa Administrative Code 14.2(2).

The DNR retains sole option to renew and extend the Contract, adding up to no more than 20 years total.

2. Minimum Concession Fees

Question: Regarding Attachment #5, can you confirm whether the minimum fees to the DNR are accurate?

Answer: Yes, the minimum concession fees to be paid to the DNR are accurately identified on Attachment #5 (Cost Proposal):

- **Concession Fee (General):** 5% of gross receipts
- **Cabin Rental Fee:** 58% of gross receipts
- **Beach Lodge Rental Fee:** 65% of gross receipts

A Respondent's proposed fees must **meet or exceed** these minimum percentages.