

1. Will the NPS demolish the employee housing building (#14 on the layout in the RFP) and remove the trailer next to it (#22 on the layout in the RFP)?

There are no plans to demolish/remove the structures in the foreseeable future. We may consider it when funding becomes available and compliance is complete.

2. In the future, will the lessee be able to install an irrigation system for the golf course and would the NPS be willing to assist with the cost of its installation?

There is an irrigation system in place for the golf course. Any replacement irrigation system will not be funded by the NPS.

3. Because of the historical status of the Cliff Park Inn, what guidelines need to be followed regarding interior and exterior renovations? E.g., taking down a wall to combine or open up a room, installing air conditioners in different parts of the building, altering the exterior color scheme, installing new windows, etc.

As a historical structure, the work will be conducted in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* <http://www.cr.nps.gov/tps/standards.htm> All plans, materials, contractors used, etc. for renovations to the Inn and outlying areas must be submitted in writing and approved by the park Superintendent prior to work taking place.

4. Will the lessee have flexibility in replacing the roof with a material that is different from what is currently being used? The roof will need to be replaced immediately. Replacement "in-kind" is a streamlined activity under the 2008 NPS Programmatic Agreement (NHPA) and would likely be approved "in-house" with NPS approval of color/material. Modern metal roof with historic appearance would be appropriate. (See

[http://www.nps.gov/hps/tps/standguide/rehab/rehab\\_roofs.htm](http://www.nps.gov/hps/tps/standguide/rehab/rehab_roofs.htm) ).

Replacement with other roofing materials would require consultation with the Pennsylvania SHPO. We will be happy to discuss this issue with the new lessee. However, we must consider the historic element of the structure. All plans, materials, contractors used, etc. for renovations to the Inn and outlying areas must be submitted in writing and approved by the park Superintendent prior to work taking place.

5. What is the square footage of the roof? The Cliff Park Inn and Restaurant metal roof (3048 sq ft), shingle (2924 sq ft) soffits and fascia (617 lf) downspouts and gutters (515 lf).

6. What materials is the current roof constructed of? **Some of the current roof is shingle, some metal and some rolled roof.**

7. Who is responsible for repair or replacement of the water pumping system, hot water boiler, oil burner, and other major fixed components of the building and grounds if they were to fail? **The new lessee will be responsible to maintain/upgrade/repair all of these areas. The NPS has submitted a contract and will be replacing the well pump and the main boiler.**

8. Can you provide me with any specifics as to the condition of the electrical system that may be in need of repair or replacement? **An internal assessment was completed by NPS maintenance and it was determined that an electrical engineer would be needed to complete this assessment and make recommendations.**

9. Who is responsible for plowing snow and paving when it becomes necessary? **The NPS and the Township plow the snow on the pavement for the main entrance road. The lessee is responsible for snow plowing in the parking lots. Paving the parking areas is part of grounds maintenance and is the responsibility of the lessee.**

10. Regarding the asbestos, do you know specifically what areas of the building it is and can it be encapsulated or does it have to be completely removed? **The asbestos is in the main basement on the boiler and pipe insulation. It should be removed by a licensed asbestos abatement contractor.**

11. Can the golf course be closed for private functions?  
**Yes.**

12. What flexibility does the lessee have with expanding the parking area and will the N.P.S. consider assisting in the cost of a parking lot expansion? **This has not been necessary to date. It might be considered if there is a definite need and upon review of plans and approval by the NPS. No funding will be available to assist with cost.**

13. On the Friday April 6<sup>th</sup> inspection, will there be power and running water in the kitchen so that the refrigeration and dishwasher can be tested?

The Cliff Park Inn does have electricity. It will not have running water available on Friday, April 6<sup>th</sup> due to the well pump which is being replaced and will not have propane to the kitchen stoves available on Friday, April 6<sup>th</sup>.

14. What and where is the gas fuel source for the kitchen cooking equipment and the water heater and furnace downstairs? Will the gas source be flowing so that the water heater, furnace, and kitchen equipment be tested? The gas fuel source for the kitchen stoves are supplied by two large white propane tanks located behind the Inn. The gas will not be turned on Friday, April 6<sup>th</sup>. The propane tanks belong to Suburban Propane and are not the property of the NPS. Suburban Propane is scheduled to inspect the tanks in the near future. The fuel for the furnaces is heating oil. The tank for the heating oil is a 275-gallon aboveground tank behind the Inn.

15. On the April 6<sup>th</sup> inspection, will we have access to and will there be power to the house with the attached garage behind the Inn and will the maintenance buildings be open as well? The maintenance buildings will be opened for inspection. The House with the attached garage will also be open for inspection.