

**REQUEST FOR PROPOSALS (RFP)
MANAGEMENT AND OPERATION OF THE RECENTLY CLOSED
VAN BUSKIRK GOLF COURSE BUILDINGS
FOR THE CITY OF STOCKTON, CALIFORNIA
(PUR 19-036)**

ADDENDUM No. 1

DATE: 2/27/20

To All Potential Bidders:

A. This Addendum shall be considered part of the proposal documents for the above-mentioned project as though it had been issued at the same time and shall be incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original bid documents, this Amendment shall govern and take precedence. PROPONENTS MUST SIGN THE ADDENDUM AND SUBMIT IT WITH THEIR PROPOSALS.

B. Proponents are hereby notified that they shall make any necessary adjustments in their estimates as a result of this Addendum. It will be construed that each proponent's proposal is submitted with full knowledge of all modifications and supplemental data specified herein.

PLEASE NOTE THE FOLLOWING CHANGES TO RFP MANAGEMENT AND OPERATINO OF THE RECENTLY CLOSED VAN BUSKIRK GOLF COURSE BUILDINGS (PUR 19-036)

Questions & Answers

1.Does the Intercom work?

When the facility was closed in August, the intercom was nonoperational.

2.What is the City's stance on the operator applying for a liquor license?

The deed restriction was modified to allow limited alcohol sales. The last operator applied for and received a beer and wine liquor license. The City would not be opposed to a full liquor license. This would be a point of discussion with the Final Proponent.

3.What responsibility will the Operator have for property maintenance at the facility and contracted landscaping in the footprint?

General discussion of maintenance is included on page 14 (2.1 Scope of Services) of the RFP and 3.0.8 Facility Improvements on page 18 of the RFP. The City currently maintains a contract with BriteView Landscaping Company for limited work at the park for monthly or bi-monthly mowing, and that activity will continue. Respondent should identify the desired park footprint for the proposed use and clearly define maintenance responsibilities (e.g. garbage pick-up, general maintenance and specific landscaping duties). For the Café/Pro-shop, the City will provide maintenance for HVAC, roof, and major components. Respondent will be responsible for all other maintenance duties and services, or as agreed upon during negotiations.

4.What is the proposed term?

The City anticipates up to a four-year term, with one additional four-year mutually agreed upon option to extend the agreement.

5.What were the hours of use as a golf facility?

Hours were sunrise to sunset, seven days a week, closed for major holidays and certain closure dates (e.g. weather, maintenance, etc.). This Facility will not contemplate golf going forward. However, there are no field lights on site, so sunlight should be a consideration for proposed outdoor uses.

6.Will the Operator have control of the gate along Houston?

The metal gate will be under the control of the Operator. The City emergency crews and BriteView Landscaping Company will also have keys.

7.What types of uses does the City contemplate at the facility?

The City is looking for a non-profit to provide community engagement through recreational, educational, and enrichment opportunities as the primary mission to serving the public. Concessions may be provided on site as a secondary use, and events (including rentals) involving a liquor license may be reviewed and discussed during negotiations. The overarching goal of the facility is to improve the quality of life of the surrounding neighborhood by offering community engagement and service. Respondents should review Section 2.1 (Scope of Services) of the RFP and the City Council comments from the 8-20-2019 City Council meeting.

8.Can the Operator use the facility for rentals?

If the primary use of the facility serves the needs of the neighborhood, a secondary use may include facility rental. These options should be identified in the proposal.

9.What are the demographics of the area?

Total Population: 6542
Total Male: 3137
Total Female: 3405
Total Households: 1673
Total Housing Units: 1761
Total Vacant Units: 88

Race

Total Caucasian: 1256
Total African American: 998
Total Native American: 62
Total Asian: 1886
Total Hawaiian/Pacific Islander: 28
Total Other Race: 1892
Total 2 or More: 420
Total Hispanic: 3109 *

* - Hispanic is counted in multiple racial categories.

Age

Total Age < 5: 613

Total Age 5-17: 1768

Total Age 18-21: 466

Total Age 22-29: 697

Total Age 30-39: 780

Total Age 40-49: 814

Total Age 50-64: 915

Total Age > 64: 489

10. Will the City consider a subsidy for this facility?

The City Council currently provides an annual subsidy of \$418,000 for landscaping, utilities, maintenance and repairs (including fences and vandalism), and security. If the Proponent seeks an additional subsidy, it will require either a reduction in services to the property or an additional appropriation from the City Council.

11. What other subsidies does the City provide for recreation facilities?

For the fiscal year 2019/20 the City has 7 privately operated recreation facilities. Their subsidy amounts are:

Teen Impact Center: \$85,000

Merlo Gym: \$85,000

McKinley Center: N/A

Arnaiz Stadium: Revenue sharing

Oak Park Tennis Complex: Revenue sharing

Billy Hebert Field: Revenue sharing

YMCA Aquatic Facilities: \$130,433

Silver Lake Family Camp: \$10,000

12. What is a sample project that the staff looked at when considering future uses?

There is not a single example of an existing project that the staff envisioned at the former Van Buskirk Golf Course. However, the staff envisioned a program operator who could take advantage of the office, meeting spaces (former pro shop), café, and large storage/garage space (formerly the golf cart barn). Due to its previous use as a golf course, the proposed site also has large open spaces; the total footprint of the leased facility will be negotiated.

What came to mind was a multiservice center that provided counseling, job training and organized recreational and outdoor activities. One idea considered was the Delancey Street Foundation of San Francisco back in its infancy (40 years ago). We are not considering residential programs like Delancey Street; however, we can see a central training center for trades (e.g. plumbing, carpenter, landscaper) and food services. Alternatively, we can also envision a community operated center serving the health and social needs of the immediate community.

13. Where are the water connections for the facility and is there current irrigation on site?

Potable water comes from the City of Stockton through an agreement with the Housing Authority. There is no existing irrigation system.

14. Can the Operator use the cart barn and outdoor bathrooms along with the Café/ProShop?

The City will consider use of those areas as included in the Respondent's Proposal.

15.What issues does the City have with vandalism?

This property has been subject to vandalism. Proponents should be aware of safety and security.

16.Will the security screens on the windows come off when the Operator takes over?

Yes

17.Do the lights work around the buildings and parking lot?

Yes

18.Are there field lights?

No

19.Are there ongoing problems with motorbikes and cars in the fields?

Yes, the security team logs unauthorized use of motorbikes and cars along the levee and in the parkland.

20.Will the city take down the fencing along Houston?

If fence removal will not cause the property to become a nuisance, this may be considered with public input from the neighborhood.

21.Is the facility secure?

The property is currently patrolled by security, the perimeter along Houston is fenced, and gates are locked for authorized access only. However, long term security will be the responsibility of the Proponent.

BIDDER MUST ACKNOWLEDGE THIS AMENDMENT BY SIGNING BELOW AND ATTACHING THE SIGNED AMENDMENT TO THE BID FORM:

Company Name _____

Contact Person _____

Signature _____

Date _____

Proposals Due – Promptly by 2:00 P.M., Thursday, March 12, 2020, City Clerk's Office.

-----City of Stockton Use Only below this line-----

Addendum acknowledged and signed? _____ (Procurement Specialist's initials)