

**REQUEST FOR PROPOSALS (RFP)
STRATEGIC PLAN DEVELOPMENT FOR THE REUSE OF
VAN BUSKIRK GOLF COURSE
FOR THE CITY OF STOCKTON, CALIFORNIA
(PUR 19-056)**

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 REQUEST FOR PROPOSALS (RFP)
STRATEGIC PLAN DEVELOPMENT FOR THE REUSE OF VAN BUSKIRK GOLF
COURSE FOR THE CITY OF STOCKTON, CALIFORNIA (PUR 19-056)**

Questions & Answers

1. Do you have a topography map?

A topographic map has not been prepared by the City

2. What topography map will you need from the consultant?

The City will require a full topographic survey including 1' interval contours, 100' grid fairways, 25' grid holes and tees.

3. Do you have a property assessment of the facility buildings?

If this is a question about the availability of structural drawings, then yes, we have accurate building plans, not "as-builts."

4. Can you provide utility maps?

Utility plans are available for general reference only. They are not "As-built," and are available via Onbase.

5. Regarding the ponds, are they ephemeral? Are they lined? Where they dug as part of the golf course?

The ponds were dug as part of the irrigation system, they are not lined, and they are not ephemeral.

6. Is there an existing irrigation system? If so, what is intact?

There is an existing irrigation system, however, the system is old and highly prone to leaks and clogged sprinkler heads. Also, any attempts to increase pressure on the pipes may cause further leaks.

7. Do you have a Parks Master Plan that includes this property?

The 2017 Bike Master Plan is attached.

8. What types of uses does the City contemplate?

The City generally wants to develop the property for active and passive recreation. This may include development that supports flexible uses, fields, and trails. A formal sports complex may be possible if the City can leverage funding with stakeholders and partners. There has been some interest in academic services and community gardens. Proponents may want to review the City Council meeting notes from 12-4-2017 and 8-20-2019, Town Hall Meeting on 1-29, 2018, all other documents available on the general golf course information page provided here:

<http://www.stocktongov.com/government/departments/manager/pubGolfCourses.html>

9. Will you allow levee use by the Public?

The Reclamation District should be a stakeholder in those conversations.

10. What is the City's Direction regarding CEQA and this project?

EIR/CEQA will be required

11. What is the length of the time scheduled for this project from start to finish?

The proposed term may extend up to a five-year agreement.

12. What is the scope of the Budget?

The Budget has not been established. Funding will come from the existing annual budget- estimated between \$50,000 - \$75,000 with menu options for additional services.

13. Can you tell us if there is water in the Ponds?

The ponds were used as both water hazards for the golf course and a source of irrigation water. The ponds are fed by pumps from the French Camp Slough. Since the closing of the golf course, the pumps have been shut off to drain the ponds as much as possible. The ponds have accumulated over 40 years of silt and debris.

14. Do you have a tree survey for the property? Is there a tree maintenance plan available for review? How will the trees handle the lack of summer irrigation?

There is no tree survey to review. There is no tree maintenance plan, and we anticipate the lack of irrigation will have an impact on the trees.

15. Do you have prior studies available? Link them?

The Golf Course Information Page includes links to available studies:

<http://www.stocktongov.com/government/departments/manager/pubGolfCourses.html>

16. Do you have a list of neighborhood organizations for engagement?

The City recommends the Conway Homes Resident Council, a soon to be established neighborhood watch program, Reinvent South Stockton, local schools and faith-based organizations, local recreation clubs and area non-profit agencies.

17. When was the property built?

The property was developed in two phases. The first nine holes were developed in 1961 and the second nine holes were developed in 1969.

18. Does the City have plans for squirrel and rodent control?

The City and the Reclamation District have established a plan.

19. Does the City plan for a link from this park to the Weston Ranch neighborhood?

This project is not part of the San Joaquin trail plan. It should connect to the development to the south. We are aware there will be some objection to the connection, and this should be carefully vetted through public comments and the CEQA process.

20. Do you have a recent bike master plan?

The 2017 Master Bike Plan is attached.

21. Has the city considered putting a bridge to connect from Weston Ranch to the VB Golf Course?

This is not a current option, nor is it currently scheduled for discussion with the City Council or the Neighborhood.

Questions Via Email

1. It is our understanding that existing digital topographic survey for the property is not available. If this is the case, what level of survey should we include to reflect the level of master planning the City would like since this will affect the cost proposal?

The City will require a full topographic survey including 1' interval contours, 100' grid fairways, 25' grid holes and tees.

2. Do you have existing underground utility mapping to show location and size?

Utility plans are available for general reference only. They are not "As-built," and are available via Onbase.

3. Are there as built drawings for the existing buildings referenced in the RFP?

If this a question about the availability of structural drawings, then yes, we have accurate building plans, not “as-builts.”

4. For the local preference considerations, what level of local participation on our team will result in the additional points?

The local bid preference is not determined by participation levels. The local preference considerations are granted to prime contractors who have a physical location within the County of San Joaquin and who have applied for and paid a business license tax and registration fee. Businesses that reside in the City of Stockton will be granted a 5% bid preference. Businesses that reside in San Joaquin County will be granted a 2% bid preference.

5. What level of environmental assessment is the City looking for in the master planning process?

EIR/CEQA will be required

6. In Section 2.2.1 it states, “*not less than three (3) proposed reuse drawings, ..., as well as CEQA,*”. Is the intent to provide a CEQA document as part of this process since this is the only place this shows up?

CEQA will be a requirement

7. RFP page 3 asks for a USB for the electronic submittal and RFP page 18 asks for CD, would either suffice?

Yes, however a USB is preferred.

8. RFP page 18 – 3.0.1 Cover Letter – Proof of non-profit 501c3 status, is this a requirement for submittal for proposal?

No, that is not a requirement.

9. RFP page 19 – Provide a copy of a similar project for review – Can this copy be provided electronically only or does a hardcopy need to be submitted?

Please provide the City with both a hard copy and a digital copy of all proposal documents.

10. RFP page 20 3.0.7 Fee Schedule, is a hardcopy only of the Fee Schedule (Under Separate Cover) sufficient or will the Fee Schedule need to be submitted in electronic format as well?

Please provide the City with both a hard copy and a digital copy of all proposal documents.

11. RFP page 21 – 3.1 Evaluation Procedure and Criteria item 5 – Is the proof of current Business License required for the proposal submittal or can it be obtained if awarded the project?

The business license may be obtained after the project is awarded. However, business that have not applied for and paid a business license tax and registration fee are not eligible to any local bid preference.

12. RFP page 21 – 3.1 Evaluation Procedure and Criteria item 8 – Our firm’s Affirmative Action Policy document is attorney-client privileged; can a certificate of compliance suffice for the proposal submittal?

Yes, a certificate of compliance will suffice for the proposal submittal

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