

# Ladd's RFP Questions and Answers PUR#20-045 3.2021

## Addendum 1 Marina Lease PUR 20-045 Questions and Answers

The City received the following questions prior to the deadline, The City's responses are in Blue.

1. Is there a percentage or specific amount for the bid bond that is required?  
**Not applicable as per the RFP.**
2. Will the City of Stockton accept an annual renewal of the performance bond?  
**The first five years must be guaranteed and therefore cannot be renewed annually. Annual renewal after the initial 5 years is possible and if agreed, will be included in the terms of the lease.**
3. Are all of the cradles and boat stands included with the lease?  
**Yes.**
4. Are all 3 travel lifts included?  
**Any equipment that is the property of the current lessee is his/hers to dispose, sell, and/or remove. Any equipment left behind following the termination of the current lease becomes the property of the City and may be available for use or sale to the new lessee upon agreeable terms with the City.**
5. Is the forklift included?  
**Any equipment that is the property of the current lessee is his/hers to dispose, sell, and/or remove. Any equipment left behind following the termination of the current lease becomes the property of the City and may be available for use or sale to the new lessee upon agreeable terms with the City.**
6. Is the tractor included?  
**Any equipment that is the property of the current lessee is his/hers to dispose, sell, and/or remove. Any equipment left behind following the termination of the current lease becomes the property of the City and may be available for use or sale to the new lessee upon agreeable terms with the City.**
7. Are the work benches, welders, air compressor and tools included?  
**Yes.**
8. If the items above are not included, are they available for purchase?  
**This is an RFP for a lease of the property and not a sale or transfer of the business currently located on the property. Any equipment that is the property of the current lessee is his/hers to dispose, sell, and/or remove. Any equipment left behind following the termination of the current lease becomes the property of the City and may be available for use or sale to the new lessee upon agreeable terms with the City.**
9. Is the retail shelving and cabinets included in the store?  
**Yes.**
10. Are there any citations or permits currently not resolved?  
**None that the City is aware of.**

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11. Who honors previous warranty work?  
**This is an RFP for a lease of the property and not a sale or transfer of the business currently located on the property. Therefore, any work previously performed at this site is not the obligation or liability of the new lessee.**
12. Will the current business phone number be assumable to perspective Lessee?  
**See answer number 11. It is possible that the phone may be able to be transferred during the transition to the new lessee, but it will not be a term of the new lease and therefore is not guaranteed.**
13. Will the mobile home be left on the premises?  
**Unsure at this time. It is the desire of the City that the mobile home be removed by the current lessee.**
14. Will new Lessee receive title to mobile home?  
**No. In the event that the mobile home is left on the premises following the termination of the current lease, the City will assume ownership. If it remains into a new lease, allowable uses will be included in the terms of the lease. It will not be allowed to be used as a residence creating a tenant / landlord relationship with the City.**
15. Will all hazmat barrels containing hazardous waste be removed from shop?  
**Yes. All hazmat containers will be the liability of the current lessee to remove.**
16. How many shipping containers/Connex boxes will remain on site?  
**Unknown at this time. See answer # 8.**
17. Will the two work tenders be included or available for purchase?  
**Any equipment that is the property of the current lessee is his/hers to dispose, sell, and/or remove. Any equipment left behind following the termination of the current lease becomes the property of the City and may be available for use or sale to the new lessee upon agreeable terms with the City.**
18. Is the sand blasting equipment and air compressor included or available for purchase?  
**This equipment is no longer available and will not be part of the lease.**