

Addendum No. 1
RFP 17-0102
Addendum and Answers to Questions

1. What equipment does the City own at the golf courses?

The City owns all of the items on the City’s asset list as well as any leasehold improvement items that are fixed in place.

City-Owned Assets and Equipment	
Prairie Green Golf Course	Fuel tanks and dispensing systems
Prairie Green Clubhouse and Support Buildings	Compressor systems
Prairie Green Irrigation System	All driving range buildings
Kuehn Park Golf Course	Cart storage building
Kuehn Park Clubhouse	Golf course shelters
Kuehn Park Golf Irrigation System	Irrigation systems and controls
Kuehn Park Golf Course Pump House	
Kuehn Park Golf Course Maintenance Building	
Kuehn Irrigation System Pump – Michael Site	
Elmwood Golf Course	Pumps, pump buildings, systems, and controls
Elmwood Golf Course Clubhouse	
Elmwood Golf Course Irrigation System	
Elmwood Golf Course Irrigation Pond System	Wells, well buildings, systems, and controls
Elmwood Golf Course Shop and Warehouse Building	
Elmwood Golf Cart Storage Building	Tee signs, benches, and ball washers
Elmwood Golf Course Shelters	
Elmwood Golf Course Maintenance Building	

2. What are the details of the agreements with Elmwood hotel and the Country Club of Sioux Falls?

The agreements have been posted to:

www.siouxfalls.org/business/rfq/2017/07/17-0102-rfp

3. In regard to snow removal and tree maintenance, what services does the City intend to provide?

The City intends to provide basic parking lot snow removal and limited tree maintenance for the courses. The expectation is the successful Proposer will holistically manage the course. Exact specifics of these services are subject to negotiation with the successful Proposer.

4. What are the utility costs for the golf courses?

Dakota Golf Management estimates the 2017 utilities cost will run between \$94,400–\$99,120. The 2016 total utilities cost for all three courses was \$94,920 and \$102,388 in 2015.

5. Under Attachment D, Section 1.02, Item (D), it stipulates that under a management agreement proposal, a \$500,000 performance bond is required. Could you please confirm that the performance bond will be required for a management contract and if a management agreement is proposed without the performance bond if it will be considered?

Upon award of either a lease or management proposal, the successful Proposer will be required to provide a performance bond.

6. How old is the irrigation system at the Prairie Green and Elmwood golf courses?

The Prairie Green irrigation system was installed during the construction of the golf course in 1994, and the Kuehn Park Golf irrigation was renovated in 1995.

7. Can you tell us what the current usage of the golf courses are in 2017?

The June and July year-to-date usage reports are listed in the following address:

www.siouxfalls.org/business/rfq/2017/07/17-0102-rfp

8. When are the capital improvements to the sign and entrance to Elmwood planning on being completed?

The City of Sioux Falls Public Works department has engineered drawings and plans developed for the Elmwood signage, entrance, and parking lot. This improvement is budgeted for 2018.

9. What does the City require for financial statements?

A letter of reference from a bank or financial institution verifying the financial capabilities of a proposer is sufficient to meet the RFP's references and request for audited financial statements. Additional financial statements may be requested of the successful Proposer once an intent to award has been issued.

10. Addendum to Attachment K, Number 3:

Currently reads:

State that you will provide a copy of your company's audited financial statements for the past two (2) years.

Updated:

State that upon the intent to award and the request of the City, you will provide a copy of your company's financial statements for the past two (2) years.

11. Addendum to Attachment B, 1.02, Section A, 14th bullet point:

Currently reads:

Repair and maintenance items which include seeding, reseeding, and other general landscaping, tee box revisions and extensions, bunker reconstruction and restoration, and cart path repair, paving, and repaving shall be the sole responsibility of the Proposer.

Updated:

Repair and maintenance items which include seeding, reseeding, and other general landscaping, tee box revisions and extensions, bunker reconstruction and restoration, and cart path repair, paving, and repaving may be the sole responsibility of the Proposer, pending negotiations.

12. Addendum to Attachment B, 1.02, Section B, 8th bullet point:

Currently reads:

Continue to enhance the facilities existing leagues as a mechanism to promote increased activity and group camaraderie at the facility. In addition, the successful Proposer is expected to host other tournaments and outings, including the possibility of hosting local/sectional qualifiers of USGA tournaments.

Updated:

Continue to enhance the facilities existing leagues as a mechanism to promote increased activity and group camaraderie at the facility. In addition, the successful Proposer is expected to host other tournaments and outings, including the possibility of hosting local/sectional qualifiers of USGA tournaments, the First Tee program, and other SDGA-sponsored/sanctioned events.