



City of Flint

Department of Purchases & Supplies

Sheldon A. Neeley

TO: All Proposers
FROM: Lauren Rowley, Purchasing Manager
DATE: **October 18, 2023**
SUBJECT: **Addendum #01** – PROPOSAL #24000518- TO LEASE, OPERATE, MAINTAIN & MARKET SWARTZ CREEK AND KEARSLEY GOLF COURSES

This addendum has been issued to address the following bid extension. DUE DATE/BID OPENING DATE WILL NOW BE MONDAY, OCTOBER 30, 2023 @11AM EST. All other RFP terms remain unchanged at this time. The Addendum has also been issued due to address the following Q&A:

Q1.) What is the name of this proposal?

A1.) Proposal #24000518 "TO LEASE, OPERATE, MAINTAIN & MARKET SWARTZ CREEK AND KEARSLEY GOLF COURSES".

Q2.) If it is found that the current lessee is not in compliance with their current contract with the City, will the lessee be disqualified as a bidder?

A2.) No.

Q3.) Where can we obtain a copy of the lease we are expected to sign to obtain this RFP? Will this be an entirely new lease, or the same as the lease that City Council was shown previously?

A3.) Lease terms will not be drafted until proposals are reviewed and an award decision is made.

Q4.) Will the Mayor's approval be required for acceptance of this bid?

A4.) All proposals submitted that adhere to the defined requirements in the bid documents will be accepted at the outlined due date/time for this proposal.

Q5.) Is payment due on October 23, 2023 for the first month or a letter of credit to demonstrate proof of the ability to may the full amount.

A5.) Payment terms will be established in the contract that will be drafted by the city and agreed upon by the awarded party. Therefore, no payment will be due from the awarded party until the awarded bidder is approved by City Council and a contract is finalized and issued.

Q6.) Will the bidder be allowed to sub-contract for some services such as janitorial, vending machines, food and beverages?

A6.) A bidder is welcome to propose and carry out services the best they see fit in order to maintain the operations of the courses.



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Q7.) How do Prevailing Wages apply to this proposal?

A7.) The Davis-Bacon Act requires the payment of prevailing wage rates, which are determined by the US Department of Labor to all laborers and mechanics on federal government construction projects in excess of \$2,000. Prevailing Wage requirements do not apply to the leasing of these courses.

Q8.) What equipment and building items (roof, furnace, etc.) will the city replace compared to what we are expected to do?

A8.) Equipment needed (in addition to city inventory as provided in the attached list) to maintain golf course operations will be the responsibility of the lessee. Building item arrangements can be specified in your proposal and reviewed by the City.

Q9.) Can we obtain a list of city-owned inventory in relation to the golf courses?

A9.) Please see the attached list of all city-owned inventory in relation to the golf courses.

Q10.) Where can we obtain a list of equipment and items the current operator intends to surrender upon termination of his lease?

A10.) Any equipment not owned by the City, would not be subject to the release of this information. The City suggests that reaching out to the current lessee in the event of contract termination could be the best option if said lessee is willing to sell, donate, or surrender vendor-owned inventory.

Q11.) Where can we obtain the equipment maintenance reports as required by the existing lease?

A11.) We do not retain equipment maintenance reports. If such reports exist, the City would advise contacting the current lessee for any potential documentation.

Q12.) Where can we obtain the reports of building inspections for compliance with building codes, safety, handicap accessibility. As well as reports on sanitary inspections on food preparation areas?

A12.) If such building inspection documentation exists, it would be kept in the City of Flint's BSI Department. Please contact them for further information. Food-related inspections would be conducted through the Health Department.

Q13.) Where can we obtain copies of gross rents paid to the city under the current contract, including amounts received for base rent, equipment rent, small tool rental, and amounts received for 3% gross sales?

A13.) Please contact the City of Flint's Customer Service Department to request any payment information received by the City from the current lessee.



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Q14.) Where can we obtain a list of the current city-approved rates being charged for league play?

A14.) The City would advise that the interested parties contact the current lessee.

Q15.) Where can we obtain a list of food and beverages offered at each course and the method of delivery by kitchen or vending machines and what are the rates being offered?

A15.) The City would advise that the interested parties contact the current lessee.

Q16.) Where can we find a list of Pro Shop items being offered to golfers?

A16.) The City would advise that the interested parties contact the current lessee.

Q17.) Where can we obtain a list of Marshals, Starters and Courtesy Card Services as outlined in the current lease Agreement?

A17.) The City would advise that the interested parties contact the current lessee.

Q18.) Where can we obtain copies of the audited quarterly financial reports from all (10) years of operation under the current lease as required within the contract? Where these audits completed by a third party or the operators themselves?

A18.) The City would advise contacting the current lessee for this information.

Q19.) Can we get a copy of the Mandatory Pre-Bid Sign in sheet?

A19.) Please see the attached Pre-bid sign in sheet.

Q20.) It was mentioned that there could be a self-guided course(s) tour. When will this take place?

A20.) The tour will take place on **Thursday, October 19th @ 9:00 AM EST**. Interested parties are to meet at the Kearsley Golf Course Parking lot at 9 AM. After walking the Kearsley Golf Course, we will then proceed to Swartz Creek Golf Course.

Q21.) Is the City entitled to revenue generated from operations of the courses, or is the lessee entitled to the revenue generated from the golf courses?

A21.) It is our understanding that this is to be determined upon proposals submitted, and the lease that is awarded.

Q22.) Are there any requirements in the RFP associated with Union Compliance Standards, or Prevailing Wages?

A22.) No, this is not subject to Union Compliance or Prevailing Wages as the Davis Bacon Act requires Prevailing Wages for Federal construction projects/Federally-Funded Construction projects.

Q23.) Are there any bonding requirements?

A23.) Bid/Performance bonds are not required for this RFP as it differs from larger projects for the City that do require those bonds.



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Q24.) Can the awarded lessee set up their own financial reporting and accountability process? Does the City really want to see income statements and balance sheets on a specific schedule/form?

A24.) Interested proposers are welcome to submit any exceptions or alternative methods in their proposal for review.

All other bidding terms, requirements, and conditions continue as indicated in the remaining original bid documents.

The Purchasing Manager, Lauren Rowley, is an officer for the City of Flint with respect to this RFP.

In the submission of their proposal, Proposer must acknowledge receipt of this addendum. Proposer shall acknowledge this addendum by signing and returning one copy of this notice with their submission.

Company Name: _____

Address: _____

City / State / Zip: _____

Telephone: _____ Fax: _____ Email: _____

Print Name: _____ Title: _____

Signature: _____ Date: _____

Thank you,

Lauren Rowley, Purchasing Manager

FLINT GOLF FACILITY- EQUIPMENT INVENTORY

	EQUIPMENT	COURSE	PURCHASED	OWNER
	2006 Greens Mower 3100D	KL	2006	COF
	2006 Greens Mower 3100D	KL	2006	COF
	2006 Rough Mower 4100D	KL	2006	COF
	Black/Red Toro Truckster	KL	2006	COF
	Toro Workman Gray	KL	2006	COF
	Pro-Core Aerator	KL	2006	COF
	New Holland Tractor	KL	2006	COF
	Harper Goosen Leaf Vac	KL	2006	COF
	Multi 5700 Chemical Sprayer	KL	2006	COF
	Lily Spreader	KL	2006	COF
	Debris Blower	KL	2006	COF
	Goosen Vac Load	KL	2006	COF
	2000 EZGO Golf Cars(15)	KL	2000	COF
	2006 Greens Mower 3100D	SC	2006	COF
	2006 Greens Mower 3100D	SC	2006	COF
	2006 Fairway Mower 5500D	SC	2006	COF
	New Holland Tractor	SC	2006	COF
	New Holland Tractor	SC	2006	COF
	Toro Workman	SC	2006	COF
	Debris Blower	SC	2006	COF
	Quick Path Sander	SC	2006	COF
	Pro - Core Aerator	SC	2006	COF
	Toro 5700 Multi Sprayer	SC	2006	COF
Key:	COF=City of Flint		SC=Swartz Creek	
			KL=Kearsley Lake	

FLINT GOLF FACILITY- EQUIPMENT INVENTORY

	EQUIPMENT	COURSE	PURCHASED	OWNER	NOTES
	2006 Greens Mower 3100D	KL	2006	COF	
	2006 Greens Mower 3100D	KL	2006	COF	
	2006 Rough Mower 4100D	KL	2006	COF	
	Black/Red Toro Truckster	KL	2006	COF	
	Toro Workman Gray	KL	2006	COF	
	Pro-Core Aerator	KL	2006	COF	
	New Holland Tractor	KL	2006	COF	
	Harper Goosen Leaf Vac	KL	2006	COF	
	Multi 5700 Chemical Sprayer	KL	2006	COF	
	Lily Spreader	KL	2006	COF	
	Debris Blower	KL	2006	COF	
	Goosen Vac Load	KL	2006	COF	
	2000 EZGO Golf Cars(15)	KL	2000	COF	
	2006 Greens Mower 3100D	SC	2006	COF	
	2006 Greens Mower 3100D	SC	2006	COF	
	2006 Fairway Mower 5500D	SC	2006	COF	
	New Holland Tractor	SC	2006	COF	
	New Holland Tractor	SC	2006	COF	
	Toro Workman	SC	2006	COF	
	Debris Blower	SC	2006	COF	
	Quick Path Sander	SC	2006	COF	
	Pro - Core Aerator	SC	2006	COF	
	Toro 5700 Multi Sprayer	SC	2006	COF	
Key:	COF=City of Flint		SC=Swartz Creek		
			KL=Kearsley Lake		



PRE-BID

SIGN IN SHEET

CITY OF FLINT DIVISION OF PURCHASES & SUPPLIES

PLEASE PRINT CLEARLY

BID/PROPOSAL #: 24000518

BID/PROPOSAL TITLE: LEASE/MAINT. OF KEARSLEY / S.C. GOLF COURSE(S)

NAME	COMPANY	PHONE #	EMAIL ADDRESS
Lauren Rowley	COF		
<i>[Signature]</i>	COF		
JOE GILMAN	FLINT CITY GOLF	810-624-9959	KMAKESWCRETEK@GMAIL.COM
Pat O'Connell	FCG		
Mike Kilbreath	FLINT GOLF		
John Carpenter	PARADISE LLC		
Gavric Budnev	COF		
Ashly Harris	COF	(810) 219-9114	
Bennet Bosh	COF	810-257-2083	
Frank Prokator	FCG	(810) 720-7150	fdpcpaesbcg@bal.net
March Shkrel'i	Mike golf llc	810 471 2567	
Tom Shkrel'i	G.V Golf courses inc	810 471-2563	geneseevalleygolf@gmail.com
Anna Binsik-Hawker	Advantage Property Mgmt	810 223-5368	a.p.m@comcast.net

PRE-BID OPENING DATE: Wednesday, October 11, 2006 @ 12:00 (PM) AM

McKenzie Conference Room, 1101 S. Saginaw St. 2nd Floor

Brian Jensen

Elephant Golf Mgmt. bjensen@ogm.golf
715-544-6588

John Schuberger

Vintage Co. nbcinc@gmail.com

AC Dumas

ACDumas@yahoo.com

Lee Osborne

COF