



Department of Administrative Services Purchasing and Contracts

500 S Grand Central Pky 4th Fl • Box 551217 • Las Vegas NV 89155-1217
(702) 455-2897 • Fax (702) 386-4914

Sabra Smith Newby, Chief Administrative Officer
Adleen B. Stidhum, Purchasing Manager



CLARK COUNTY, NEVADA RFP NO. 603268-14 OPERATION AND MANAGEMENT OF A GOLF COURSE

January 16, 2015

ADDENDUM NO. 1

REQUEST FOR PROPOSAL

1. The RFP opening date of January 23, 2015 at 3:00:00 p.m. has been changed to **January 30, 2015 at 3:00:00 pm.**

QUESTIONS AND ANSWERS

2. Q1 Can you please provide a list of the equipment that the county is going to provide in both the clubhouse and the maintenance building. It is my understanding that if it is not included in the list you provide the operator or county will have to lease the other items?
A1 **Attached is a list of equipment to be provided by County for golf course maintenance. (Exhibit B). Also attached is a list of equipment to be supplied by County in the clubhouse and maintenance building. (Exhibit C). If items are not included in this list, they will have to be provided by the County or operator based upon negotiations. The likelihood that they will be provided by the County is small.**
- Q2 In regards to the proformas requested in the RFP. Do you want a 2015 – 2016 fiscal proforma and then a 3 year proforma after that?
A2 **We are looking for 2 proformas. 1) Proforma for the interim maintenance period from start of contract (April 1, 2015) through August 31, 2015. 2) Proforma for the operation period beginning September 1, 2015 and continuing annually for 3 years. (Please note that these timelines do not match the County’s fiscal year {July to June}.) Please be specific and detailed in these proformas.**
- Q3 Who will provide the golf carts?
A3 **It has not been determined at this time. The County would like each proposer to submit their proposal to include golf carts in their proposal. The final contract will be adjusted based on the final determination.**
- Q4 Please provide the greens fees/rates for the golf course prior to it being closed.
A4 **See Exhibit A**
- Q5 Please provide the number of rounds for the golf course prior to it being closed.
A5 **2010 – 55,500 rounds
2011 – 53,333 rounds
2012 – 49,265 rounds (100 yr storm event on Sept 11, 2012)
2013 – est 30, 359 (closed June 2013)**
- Q6 Will the successful proposer be responsible for maintenance of the foot bridge over Nellis Blvd (outside the golf course)?
A6 **No, this will be the responsibility of Clark County Public Works Dept.**
- Q7 What equipment will be provided in the maintenance building? Specifically, the hydraulic lift that is used to lift carts, tractors etc. up for mechanic to service.
A7 **It is not anticipated at this time that the County will provide any of the equipment to be used in the maintenance building.**

Q8 Who is responsible for the maintenance of the cart bridges?
A8 The operator will be responsible for basic maintenance, cleaning and painting over graffiti.

Q9 How long does it take to clean up after a rain/flood event? How many man hours?
A9 It is unknown by the County as this varies on the severity of each event. The operator will be responsible for most of this and can hire outside temporary labor to perform the work. Please provide in your proposal how you plan to deal with these events.

However, following is the approximate requirements from an event a couple of months ago.

The trash collection and disposal for the event took approximately:

LABOR - 173 man-hours,

EQUIPMENT - 6 Kubota golf course maintenance vehicles, one pick-up truck, one trash dump truck.

MATERIALS - 5 boxes of trash bags.

The silt wash-down and removal took approximately:

LABOR - 241 man-hours

EQUIPMENT - 1 John Deere Gator, 1 skid steer, 4 Kubota 4 X 4, 1 loader, 1 dump truck to remove approximately 13 CY of silt

The storm from January 10, 2015 appears to be less trash and silt.

Q10 Is the operator responsible for overseeding the golf course?

A10 Yes. The proposer shall explain where they plan to overseed and what type of seed they plan to use in their response to the RFP. Please discuss what type of overseed you will use, what areas you proposed to overseed, whether you might use green dye on dormant grass, etc.

Q11 How many staff were used to operate the golf course by the prior operator prior to closing?

A11 The prior operator had 10-12 staff, including the mechanic.

Q12 How much water is consumed per year?

A12 In 2013, it was estimated that irrigation water costs would be \$233,000 annually. It is anticipated that Paspallum could use up to 20% less water, but that is not a known fact at this time

Q13 The weather station for the golf course irrigation system is being installed now & does not have a fence. Will a fence be installed since it would be a target of vandals & thieves since it has a solar panel?

A13 The pole for the solar panel will be extended to be less accessible.

Q14 Will a monument sign for the golf course be installed by the County?

A14 Yes.

Q15 Will signs & flags for the holes, tees be provided by the County?

A15 Yes.

Q16 Will the parking lot be repaired or repaved by County?

A16 The parking lot will receive a slurry coat and re-stripped. It is planned that the street leading to the clubhouse will be repaired in the future.

Should you have any questions, please contact me at (702) 455-4230 or via email at jhaining@clarkcountynv.gov.

ISSUED BY:



JIM HAINING, CPSM, CPSD, C.P.M., A.P.P.
Sr. Purchasing Analyst

Attachment(s): Exhibit A Green Fees
Exhibit B Maintenance Equipment provided by County
Exhibit C Clubhouse Equipment provided by Count

cc: Jane Pike, Parks & Recreation
Kathleen Blakely, Parks & Recreation
Randy Heckenkemper, Heckenkemper Golf Course Design

Exhibit A Greens Fees

Off season: Jan, July, Aug, Dec (all carts are \$6)

Weekend (Sat, Sun, Holiday)

Public \$49 plus cart = \$55
Public, Twilight \$29 plus cart = \$35

Resident \$29 plus cart = \$35
Resident, Twilight \$19 plus cart = \$25
Senior & Junior rates \$8 plus cart = \$14

Weekday (Mon-Fri, excluding holidays)

Public \$39 plus cart = \$45
Public, Twilight \$29 plus cart = \$35

Resident \$26 plus cart = \$32
Resident, Twilight 4 15 plus cart = \$21
Senior \$5 & Junior \$6 plus cart = \$11 for senior, \$12 for junior

In season: Feb thru June; Sept thru Nov (all carts \$6)

Weekend (Sat, Sun, Holiday)

Public \$49 plus cart = \$55
Public Twilight \$29 plus cart = \$35

Resident \$29 plus cart = \$35
Resident, Twilight \$19 plus cart = \$25
Senior & Junior \$8 plus cart = \$14

Weekday (Mon-Fri, not holiday)

Public \$39 plus cart = \$45
Public, Twilight \$29 plus cart = \$35

Resident \$26 plus cart = \$32
Resident Twilight \$15 plus cart = \$21
Senior \$5 plus cart = \$11
Junior \$6 plus cart = \$12

Exhibit B
Maintenance Equipment provided by County

QTY	DESCRIPTION
2	John Deere 7400 TerrainCut Trim and Surround Mower
6	John Deere Gator TX Turf Utility Vehicle
1	Gearmore PTB 560 Fertilizer Spreader
2	John Deere 220SL Precision Cut Walking Greens Mower
2	John Deere 22B Walking Greens Mower Trailer
1	John Deere HD200 Select Spray Sprayer
1	John Deere ProGator 2030A Heavy Duty Utility Vehicle
1	John Deere TD 100 Top Dresser
4	Toro 30" Twin Blade Turf Master Walk Behind Rotary Mower
2	Air Force F-19 Hover Mower
2	Stihl FS 110R Weedeater
2	Stihl FC110 Stick Edger
2	Stihl BG86 Hand Blower

Exhibit C
Clubhouse Equipment provided by County

QTY	DESCRIPTION
1	Air Curtain
1	Clean dish table
1	Glass rack
1	Exhaust hood
1	Dishwasher
1	Soiled dish table
6	Trash Receptacles
3	Hand Sinks
1	Fire Suppression System
1	Charbroiler
1	Griddle
1	Refrigerated Base
1	Cheese melter
1	Range, 6 burner
2	Fryer
2	Ice Bin
2	Water Filter
2	Ice Maker
1	Walk-in Combo Box
1	Beer System
	Shelving
1	Slicer
1	Can Opener
1	Sink – 3 compartment
1	Soda system – all parts except vendor provided soda machine
2	Mobile glass dolly
1	Sandwich table
2	POS cash terminal with printers
1	Mop sink
1	Bar millwork and shelving
	Tables and Chairs
	Bar stools

Maintenance Building Equipment provided by County

None to be provided at this time