

TOWN OF BRIDGEWATER

REQUEST FOR PROPOSALS

OPERATION OF THE BRIDGEWATER'S OLDE SCOTLAND LINKS GOLF COURSE RFP #: GLF2021002

ADDENDUM #2

November 12, 2021

1. Section II is amended as follows:

Section II Schedule:

The management services will commence on **January 1, 2021** or on a date thereafter when the formal management agreement is executed.

Request for proposal issued: Friday, October 8, 2021

Pre-Proposal meeting: Friday, October 22, 2021, 10:00 a.m.

Deadline for submitting written questions: Wednesday, **November 10, 2021**, 4:00 p.m.

Proposal submission deadline: **Tuesday, November 23, 2021, 12:00 p.m.**

2. A list of all equipment and number of hours.
 - a. Owned by the Town:
 - i. 2002 Smithco Spray Rig-1200 hours - currently not working
 - ii. 2003 Toro 5200 Fairway mower hour meter broken - currently not working
 - iii. 2007 Toro 5410 Fairway mower 2973 hours - runs
 - iv. 2007 Toro 5410 Fairway mower 3252 hours - runs
 - v. Caterpillar front and loader backhoe hour meter broken - currently not working
 - vi. 2003 John Deere Tractor hours unknown - condition poor
 - b. Leased by the Town
 - i. Information included on the attached spreadsheets labelled "Attachment 1 – GOLF Equipment and Cap Plan."
3. A list of all capital improvements over past 5 years.
 - a. Information included on the attached spreadsheets labelled "Attachment 1 – GOLF Equipment and Cap Plan."
4. How will future capital be allocated between Town and bidder?
 - a. The Respondent may propose any allocation it wishes as part of the response. The Town has no predetermined method to allocate capital costs between the operator and the Town.
5. Provide financials for past 10 years.

- a. Information included on the attached spreadsheets from 2015 through 2021. The Town's records prior to that are not accurate. The spreadsheets are labelled "Attachment 2 – Golf 2015-2021 Actuals."
6. What is meant by access to public? Trails, cross country skiing?
 - a. The Town intends that any and all members of the public have access to tee times throughout the year, depending upon weather. When the course is not playable, the Town intends that the course be available to walkers and cross-country skiers. The Town understands that access should be restricted to areas where walkers and skiers will not damage the course.
7. Provide current fee schedule.
 - a. Information included on two attached spreadsheets labelled "Attachment 3 – 9 Hole Greens Fees List" and "Attachment 4 – 18 Hole Greens Fees List."
8. What is the approval process to increase fees?
 - a. The Town Manager approved all fees. Any proposal to alter fees would be discussed with the Town's management team and approved by the Town Manager.
9. Provide a list of all current employees with salaries and benefits.
 - a. Information included on the attached spreadsheets labelled "Attachment 5 – Golf Employees as of 10 26 2021."
 - b. The Director of Golf, Charles Simonds, will be retiring within the next several months.
 - c. The Town's policy dictates that it does not disclose individuals' health plan detail, but it is safe to assume that all employees are members of family health plans offered through the Town. As required, all are members of the Plymouth County Retirement Program.
 - d. Information included on the attached spreadsheets labelled "Attachment 5A – Summary of Benefits – FY22."
10. Provide more information regarding the two driving ranges.
 - a. OSLGC has two driving ranges: One for public play and one which requires a membership.
 - b. The public range costs \$7 for a token which provides 35 balls.
 - c. The private range membership cost \$325 for the 2021 season which ran from April 15-October 15.
11. How does the irrigation work?
 - a. 18 Hole Automated Irrigation
 - b. Toro Valve-in-head
 - c. Individual Head control on greens
 - d. LTC satellites and central
12. Is there a holding pond? Has the system ever run out of water?
 - a. There is a holding pond which is fed by three wells
 - b. It has never run out of water
13. How much use is allocated to the Bridgewater-Raynham golf team?
 - a. B-R's golf team uses the course each weekday during the spring months for practice and competitions. There is currently only one team.
14. The Capital Improvement plan provided for FY -18 to 27
 - a. Information included on the attached spreadsheets labelled "Attachment 1 – GOLF Equipment and Cap Plan."
15. Can you provide a copy of the lease & terms for the Toro Lease Agreement #211093000
 - a. Information included on the attached spreadsheets labelled "Attachment 6 – OSL - 211093000."
16. Can you provide a copy of the lease & terms for the Golf Carts - Lease Agreement #603-0205319
 - a. Information included on the attached spreadsheets labelled "Attachment 7 – OSL – 603-0205319 [43] 2019 Golf Carts."
17. Can you provide a copy of the lease & terms for the Deere Tractor Lease Agreement
 - a. Information included on the attached spreadsheets labelled "Attachment 8 – Lease

Agreement 2021 John Deere 4066R Tractor.”

18. Can you provide a copy of the lease & terms for the Toro Lease Agreement #1186214-1
 - a. Information included on the attached spreadsheets labelled “Attachment 9 – OSL – 1186214-1 Toro GC Landscape Equip.”
19. Will the town consider something other than flat dollar amount for price proposal, i.e. dollar amount + Revenue share of golf revenues in order to better align revenue goals?
 - a. Yes. The Town will consider any proposal.
20. Are there any outstanding gift certificates previously purchased with an approximate dollar amount? And how would the town want the potential successful bidder to handle those? Would the town want those to be honored?
 - a. At best there is only a small number of outstanding gift certificates. The Town will honor those, so the proposer can assume that there are no outstanding certificates.
21. Have there been any season passes/memberships sold for the 2022 season? If so how many? When do the renewals usually go out?
 - a. No season passes have been sold thus far. Renewals are made in late winter/early spring.