



**ADDENDA/ERRATA #1 and QUESTIONS AND ANSWERS
to
REQUEST FOR PROPOSALS
for the
Coastal Redwoods State Park Camping and Day Use Area Concession
at
Hendy Woods State Park, Russian Gulch State Park, Westport-Union Landing
State Park**

To All Prospective Bidders:

Attached are Addenda/Errata #1 and Questions and Responses related to the Request for Proposals (RFP) for the Coastal Redwoods State Parks Camping and Day Use Area Concession at Hendy Woods State Park, Russian Gulch State Park, and Westport-Union Landing State Park.

- Addenda/Errata #1 reflects changes to the RFP, Sample Concession Contract, and the Concession Proposal, DPR 398.
- Questions and Responses contain the State's responses to the questions submitted by a prospective proposer (only one party submitted questions). (The questions are presented exactly as submitted by each entity.)

The addenda/errata and other information are also available on the website at http://www.parks.ca.gov/?page_id=22548. If you have any questions, please contact the Concessions Division at (916) 653-7733 or concessions@parks.ca.gov.

Sincerely,

Ruth Coleman
Director

Attachments

cc: Tony Perez, Deputy Director, Park Operations
James A. Luscutoff, Chief, Concessions, Reservations, and Fees Division
Ted Novack, Partnership Agreement Program Manager
John Mott, Concession Specialist

Coastal Redwood State Park Operation RFP and Sample Contract

The following are changes and/or corrections to the Request for Proposals (RFP) and Sample Contract dated April 5, 2012 for Coastal Redwood State Parks Camping and Day Use Area Concession at Hendy Woods State Park, Russian Gulch State Park, and Westport-Union Landing State Park.

Changes and/or additions to the RFP:

1. RFP, Financial Proforma, page 14

Financial Proforma: Delete the second sentence beginning with “Rent proposal to State shall be based”

2. Concession Proposal, form DPR 398

Prior versions have various issues. Use latest version (use 4-27-12).

Errata and amendments to the Sample Contract:

1. Sample Contract, page 1 – Change Four to Three:

The page now reads:

Coastal Redwood Parks Camping Day Use Concession

Located In

One to *Three* ~~Four~~ California State Parks

.....

2. Section 6. Use of Premises, page 7

Insert the word “trails,” after the word parking. The revised sentence now reads: Concession facilities may include, but are not limited to day use areas, campgrounds, parking, *trails*, and picnic areas, as specified in **Exhibit A-1 and Exhibit A-2**.

3. Section 16. RATES, CHARGES AND QUALITY OF GOODS AND SERVICES

Replace the 4th paragraph which states:

~~For the first contract year, receipts and passes showing that a visitor has paid for current State day use and camping will be honored by Concessionaire as "paid day use" and State will reciprocally honor receipts from Concessionaire. After the first contract year, Concessionaire and State may choose to honor each other's passes/day use receipts, upon mutual agreement.~~

with the following:

During Contract Year one, receipts and passes showing visitors have paid for current State day use and camping shall be honored by Concessionaire as "paid day use" and State shall reciprocally honor receipts from Concessionaire. Beginning with Contract Year two, Concessionaire and State may choose to honor each other's passes/day use receipts, upon mutual agreement. At Concessionaire's option, Concessionaire may sell State Park annual passes and receive a percentage of the pass sale.

4. Section 22. Maintenance and Housekeeping, page 28

Insert "4. Septic tank pumping, pit toilet pumping, chemical toilet contracting" as the fourth numbered item under "A. Housekeeping"

The revision now reads:

Housekeeping: Housekeeping activities are defined as all those activities concerned with keeping facilities clean, neat, and orderly, and includes, but is not limited to, irrigating, mowing, raking, sweeping, vacuuming, mopping, stripping, waxing, dusting, wiping, washing, hosing, and other general care or cleaning of interior and exterior floors, walls, ceilings, doors, windows, facility fixtures, and all adjacent grounds and walks and includes:

- 1) Fire clearance around Premises
- 2) Repair or replace a broken door or window
- 3) Minor repairs (less than \$100), such as:
 - a) a damaged fence section
 - b) minor vandalism
- 4) *Septic tank pumping, pit toilet pumping, portable toilet contracting*

Coastal Redwood State Park Operation RFP and Sample Contract

Proposer submitted QUESTIONS and Proposed State RESPONSES

Submitted by John Koeberer and Marshall Pike, The California Parks Company, Redwood Parks Lodge Company, Big Sur Coast Gallery & Cafe

1. *Regarding the NAMED STATE PARKS, how many DPR staff are housed in the Staff housing area and what are their job titles? Will they remain?*

State response:

Russian Gulch: One Supervising State Park Ranger, one State Park Ranger, two Maintenance Worker I's, one Management Services Technician, one Maintenance Mechanic, four Campground Hosts – all will remain.

Hendy Woods: One Supervising State Park Ranger, one State Park Ranger all will remain.

Westport Union Landing: None – 2 camp host spots, both with power, water and sewer hookups.

2. *What is current condition of the water service and septic/sewer systems at NAMED STATE PARKS? What percentage of state park staff were assigned to this duty in terms of a full time equivalent (FTE) person?*

State response:

Russian Gulch: Newer water plant still having minor issues bringing it online (surface water treatment from stream). Recently replaced sewer lift pump - 4 lift stations going to Mendocino Community Services District. Issues with water intrusion in sewer system during wet months.

Personnel assigned to this duty: .25 full time equivalent Water Sewer Plant Supervisor.

Hendy Woods: Water service is from a functioning well. Treatment and storage have been upgraded. The distribution system is impacted by tree roots requiring ongoing repairs. The sewer system is currently working without issues. There have been issues in the past due to tree roots in the leach fields.

Personnel assigned to this duty: .25 full time equivalent Water Sewer Plant Supervisor.

Westport Union Landing: Water plant receives surface water from creek. In the winter due to heavy rain flow, water is not able to be filtered and water must be shipped to the park. Water is stored in an old redwood tank. A propane generator is being installed to run water system when power is out.

Questions and Responses

3. *Will the DPR maintain the cost of monitoring the water and sewer systems at the NAMED STATE PARKS?*

State Response:

Yes, DPR will continue to maintain the cost of monitoring (testing and treating) the water and sewer systems. The concessionaire will be responsible for septic tank pumping, pit toilet pumping, and contracting for chemical toilets and servicing

Russian Gulch details: 0 septic tanks, 1 chemical toilet

Hendy Woods details: 1 septic tank, 0 chemical toilets

Westport Union Landing details: 11 septic tanks, 0 chemical toilets. The primitive campground at Westport has 8 pit toilets that need periodic pumping; 2 additional pit toilets are not useable.

4. *Where does the state currently dump downfall and site clearance debris at the NAMED STATE PARKS? Any composting or burn piles allowed?*

State response:

Russian Gulch and Hendy Woods: Burn piles and debris stored in corporation yard of the park.

Westport Union Landing: No trees in park. Grass clippings composted on site.

5. *Please provide a list of the number and location of all dumpsters at the NAMED STATE PARKS. Who owns?*

State response:

Russian Gulch: 2 trash, 1 recycle located at entrance of campground owned by Waste Management.

Hendy Woods: 6 trash, 1 recycle dumpster located throughout park owned by Waste Management.

Westport Union Landing: 3 trash dumpsters and 3 recycle dumpsters located throughout park owned by Waste Management.

6. *Please provide a schedule of tipping service intervals (weekly, biweekly, monthly) by season at the NAMED STATE PARKS?*

State response:

At all parks, the tipping service intervals are not available. Tipping service is as needed to reduce costs and changes with each season.

7. *What is the monthly or annual trash removal budget expense at the NAMED STATE PARKS?*

State response: The figures below reflect State costs and are for information only. They are not a projection of future costs for a private concessionaire:

Questions and Responses

- Russian Gulch: Waste Management, \$19,705 annually
- Hendy Woods: Solid Waste of Willits, \$29,116 annually
- Westport Union Landing: Solid Waste, \$14,673 annually

8. *Is weed abatement treatment including "round-up" and pre-emergent treatments currently authorized at the NAMED STATE PARKS to control grasses in camping, picnicking and day use areas or along fence or barrier lines?*

State response:

Per the Sample Contract, section 25 Hazardous Activities, page 33, weed abatement and pesticide use is controlled by permits and must be part of an Operation Plan approved by the District Superintendent for each park unit. Herbicides have sparingly been used at these parks to control gorse, European beach grass and scotch broom in specific areas.

At all the parks "round-up" and pre-emergent treatments are not routinely used.

9. *Please provide annual (monthly if available) electric bills for all meters, that will be the responsibility of concession, for last year at the NAMED STATE PARKS.*

State response:

The figures below reflect State costs and are for information only. They are not a projection of future costs for a private concessionaire. Available total electric costs for the past year, per unit, for concession facilities and/or residences are:

- Russian Gulch: Facilities, \$12,999
- Hendy Woods: Residences, \$667; Facilities, \$5,433
- Westport Union Landing: Facilities, \$2,823