

ERRATA #1 REQUEST FOR PROPOSALS

Horseback Riding Concession

At

Jack London State Historic Park, Sugarloaf Ridge State Park,
and Bothe-Napa Valley State Park

March 15, 2011

To Prospective Bidders:

This Errata #1 presents modifications to the Request for Proposal (RFP) for the Horseback Riding Concession at Jack London State Historic Park, Sugarloaf Ridge State Park, and Bothe-Napa Valley State Park. Attached are modifications which include:

1. In the RFP on Page 1 in the 1.2 GENERAL INFORMATION section, new paragraphs were added beginning with:

Jack London SHP concession premises include...
Sugarloaf Ridge SP concession premises include...
Bothe-Napa Valley SP concession premises include...

2. In the RFP on Page 5 in the 2.1 Proposal Process section, Closing Date – Deadline for proposal submission has been extended to **April 26, 2011**.
3. In the RFP on Page 10 in the 3.1 INSTRUCTIONS FOR THE CONCESSION PROPOSAL section, a new paragraph was added beginning with:

The proposer must select the park site(s) in which they would like to operate.

You may also view this information on the Concessions website at:

www.parks.ca.gov/concessions.

To obtain the revised Request for Proposal or if you have questions, please call Terry Gerson at (916) 653-8939 or e-mail tgerson@parks.ca.gov.

Sincerely,



James A. Luscutoff, Chief
Concessions, Reservations, and Fees Division

1.2 GENERAL INFORMATION

Jack London SHP was created in 1959 and is located in Glen Ellen in Sonoma County. The 800 acre park contains approximately 7 miles of trail. The trail passes through a mixed forest of madrone, manzanita, redwood, and douglas fir interspersed with grassy meadows and oak woodland. There are impressive vistas of the Valley of the Moon. A horse riding concession has operated at Jack London SHP since 1985.

Jack London SHP concession premises include the fenced area adjacent to the upper parking area. The property includes a water trough and hay storage area; a 15 foot X 20 foot building with electricity and locking door with another hay storage area; a small entrance booth building; and the 180 foot x 290 foot corral area. There are water faucet(s) within premises. The Sample Contract EXHIBIT A – THE PREMISIES includes a map.

Sugarloaf Ridge SP is located northeast of Kenwood in the Mayacamas Mountains between Sonoma and Napa Valleys in Sonoma County. Elevations within the 4,000 acre park range from 600 feet at the entrance to 2,729 feet at the top of Bald Mountain, which overlooks the Napa Valley and Mount Saint Helena to the north. Twenty-one miles of trail wind through chaparral-covered ridges, oak-fir forestland bordering open meadows, and redwood forest in the Sonoma Creek Canyon. A horse riding concession has operated at Sugarloaf Ridge SP since 1985.

Sugarloaf Ridge SP concession premises include a partially fenced area to the south of the parking area approximately 162 foot X 152 foot. At the northeast corner is a 50 foot X 32 foot locking barn with electricity of which concession premises occupies approximately one quarter. Near the northeast corner is an open Ramada and water trough. In the southeast corner is a hay storage area. The southwest area of the premises is a 96 foot X 110 foot unfenced corral area. There are water faucet(s) within premises. The Sample Contract EXHIBIT A – THE PREMISIES includes a map.

Bothe-Napa Valley SP is located five miles north of St. Helena and four miles south of Calistoga in Napa County. Established in 1960, Bothe-Napa Valley SP contains over 8 ½ miles of trail. Most of the park is rugged, with elevations ranging from 300 to 2,000 feet. Redwoods grow along streams and springs, with forests on the north facing slopes and brush on the south facing slopes. A horse riding concession has operated at Bothe-Napa Valley SP since 1995.

Bothe-Napa Valley SP concession premises include a fenced area accessed through a 12 foot gate at the southwest corner off the main park entrance road. Near the gate to the north is 12 foot x 24 foot area where a portable office or trailer can be placed. Near the center of the premises is a dilapidated old house and garage that is not part of the concession premises. There are also three fenced areas within the premises that are closed and protected from horses. The approximately 100 square foot fenced area that is the north end of the premises is closed to horses but accessible for hay storage through a gate. There is a pump house and water tank on the west side of the premises and there are water faucet(s) and an electrical outlet. The Sample Contract EXHIBIT A – THE PREMISIES includes a map.

2.1 PROPOSAL PROCESS

Tentative Proposal Dates

January 10, 2011	Opening Date - Publication of the RFP
January 25, 2011	Optional Pre-Proposal Meeting
February 14, 2011	Questions - Last date for proposers to submit written questions
February 28, 2011	Answers - DPR written responses to questions
April 26, 2011.....	Closing Date - Deadline for proposal submission
April 2011.....	Investigation and evaluation of Proposals
May 2011	Notification of "Intent to Award Contract"
May 2011	Award, preparation, and execution of contract
June 1, 2011	Five (5) year contract begins

Note: This schedule does not consider unforeseen factors that could impact the timing of the project. It is the intent of the State to keep proposers apprised of changes in the schedule as they occur. Should the award of the contract be protested, additional time will be required to resolve the matter.

3.1 INSTRUCTIONS FOR THE CONCESSION PROPOSAL

A completed Concession Proposal form (also known as DPR 398) and a Proposal Bond will constitute the proposal. Proposer must complete all sections, respond to all questions, and fill in all blanks of the form. Inapplicable questions or blanks must be marked "N/A" or "Not Applicable". Failure to properly complete the form may disqualify the proposal.

The proposer must select the park site(s) in which they would like to operate. On page 1 of 18 of the CONCESSION PROPOSAL form DPR 398, if the proposer would like all three park sites, mark First Choice for all three sites only. If the proposer would like two specific park sites and will consider no others, mark First Choice on those two sites and leave the other one blank. If the proposer would like one specific park site, mark First Choice on that site and leave other two blank. If the proposer would like one or two park sites and will consider others, mark First Choice, Second Choice, and Third Choice accordingly.

The proposal must be clear and unambiguous. It should clearly commit the proposer to enter into a contract with the State to provide the services and other concession improvements as required by this RFP and offered in the proposal. Financial commitments must be made and conditional only on contract execution.

The submission of a proposal shall be deemed evidence that the proposer is aware of the responsibilities of being a concessionaire and have carefully examined State laws relating to California State Park concessions; possessory interest tax as related to concessions; the site(s) selected for said concession; obligations and responsibilities related to local control agencies and permitting requirements; and the proposal instructions, proposal form, and the sample concession contract included herein.