



THE COUNTY OF GALVESTON

RUFUS G. CROWDER, CPPO, CPPB
PURCHASING AGENT

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COUNTY COURTHOUSE
722 Moody (21st Street)
Fifth (5th) Floor
GALVESTON, TEXAS 77550

January 20, 2021

PROJECT NAME: Baseball Fields at Elva Lobit Park
SOLICITATION RFP #B212020
RE: ADDENDUM #1

To All Prospective Proposers:

The following information is being provided to aid in preparation of your qualification submittal(s):

Question #1: *Upon site survey, we noticed there was a current project for the Pavilion and restrooms at Lobit Park being performed by Turner Construction Co. Is the June 6 completion date of the current renovation accurate?*

Response: Tentatively yes. The date could push back until July/August.

Question #2: *Does the County have any further projects planned for Lobit Park for 2021 or 2022?*

Response: The roads and parking lots are on the County's Road & Bridge schedule to be redone sometime in late 2021/early 2022.

Question #3: *Does the County have any current renovations planned for to perform work to the baseball field or fencing?*

Response: No

Question #4: *Does the County have any current plans to fix the field lighting prior to or during the enactment of the Concessionaire's agreement?*

Response: No

Question #5: *Does the County have any current plans to fix the scoreboard or sound system prior to or during the enactment of the Concessionaire's agreement?*

Response: No

Question #6: *If there are future projects planned, will the park be required to close down, or would Concessionaires still be able to operate the park during the enactment of the Concessionaire's agreement?*

Response: For the road and parking lot project, the park will be required to be closed due to the nature of the construction. Any other projects (none planned) would not require the park to close down.

Question #7: *Does the County have any future plans that will close the park during the term of the agreement?*

Response: None at this time.

Question #8: *Can the County clarify that the minimum annual fee is \$2400 split into quarterly payments of \$600 each?*

Response: The \$2,400 can be split quarterly, monthly, or paid all at once.

Question #9: *If the park is closed by the County, will the fees be pro-rated accordingly?*

Response: Depends on the reason for the closure.

Question #10: *Possible Typo at Article 1.1.5.c. Can the County verify if this should say "Elva Lobit Park" instead of Ray Holbrook Park"?*

Response: Correct. It should read Elva Lobit Park.

Question #11: *Will Concessionaires we be allowed to place a storage container or temporary building on the property to store equipment used for operations and maintenance during contract performance?*

Response: Depends on size, location, and aesthetics.

Question #12: *Can the County define "abnormalities in usage" by providing an example? We would expect that once performance of the contracts begins that increased usage of water and electricity to perform under this contract would increase. Will the county measure a specific time period of usage to establish a baseline as to measure what is normal during baseball and softball season to define abnormal as anything above the baseline average? What fluctuations would be considered abnormal?*

Response: Any increase in usage more than 50% of the current bill will be considered "abnormalities in usage."

Question #13: *Wil Concessionaires have access to the restroom and pavilion during weekend tournaments?*

Response: The concessionaire will have access to the restrooms. If the concessionaire wishes to use the pavilion, they will need to rent it from the County.

Question #14: *Is "Moving" supposed to be Mowing"?*

Response: Yes

Question #15: *10.3.c Is there an irrigation system or water spickets located near the filed complex?*

Response: No.

Question #16: *Are there running water spickets located in the park? If yes, can the County verify their locations and if they are in working condition?*

Response: No.

Question #17: *Can the County provide Concessionaires with Exhibit A as defined in item 3 under Definitions of Concessionaires Agreement?*

3. Complex – means the Galveston County Baseball Field located in Elva Lobit Park in League City, Texas. The complex consists of one fenced baseball fields; restrooms; and a car parking lot. The location of the complex is more fully shown in Exhibit “A” attached hereto.

Response: See attached

Question #18: *There seems to be ambiguity on the lines and division on performance between Concessionaires and the County.*

Can the County define what the exact boundaries are that Concessionaires and responsible for maintaining and operating at Lobit Park and what the County is responsible for?

We have provided a ppt as Attachment A with a Red Triangle boundary around the park to assist the County in helping Concessionaires define the areas of responsibility are between us.

For reference, on page 10 of the Concessions agreement under Definition, the County defines complex as:

3 Complex – means the Galveston County Baseball Field located in Elva Lobit Park in League City, Texas. The Complex consists of one fenced baseball fields; restrooms, and a car parking lot. The location of the complex is more fully shown in Exhibit “A” attached hereto. On our site walk, we noticed there were some additional soccer field and a baseball backstop behind right fields’ outfield fence as well as a basketball court and another field beyond the soccer goals on the far east side of the park. If the County is able to clarify the exact boundaries for who is responsible for what, Concessionaires would have a better understanding for what we are responsible to maintain and what the County is responsible for.

This is also related to Article XII, item 12.6 where Concessionaires are to provide insurance for contents of the complex as stated: “Concessionaires covenant and agree, that the Concessionaires will, throughout the term of this Agreement, at the concessionaires’ sole cost and expense, keep Concessionaires’ personal property items, and all replacement thereof, and all other contents of the Complex premises insured against loss, damage, and destruction by theft, vandalism, malicious mischief, windstorm, fire, and such other hazards as are covered by and protected against under policies of insurance commonly referred to and known as “windstorm and hail”, and “fire and extended coverage insurance” in an amount not less than one hundred percent (100%) of the full replacement value of said personal property items and all other contents.”

Response: See attached for areas of responsibility. Highlighted in red. Anytime concessionaire utilizes the fields for use, they will be responsible for all trash inside the fence, 50 feet from the fence, trash in the parking lots, and ensuring the restrooms are left in suitable conditions before the start of the week, if playing on weekends; the start of the day, if playing during the week.

Question #19: *If the County can provide clarification on question 18 above, this would help Concessionaires to understand what areas will be available to use for concessions on weekends?*

Response: This is a public park. The public will be allowed to enter the park at no charge no matter what the concessionaire has going on. The public can use the pavilion (unless concessionaire has rented it), the restrooms, the basketball courts, and soccer fields at any time.

Question #20: *How far out from the complex will the County mow? What is the dividing line between what the County mows and what Concessionaires mow?*

Response: The concessionaire is responsible to mow everything inside the fence of the baseball field. See attachment. The County will mow everything else on a 7 day rotation schedule.

Question #21: *There is a concrete walkway directly behind the backstop and beyond the sidewalk, a slab of concrete that looks to have been the foundation of a building. Can the County clarify this statement?*

g) Dirt covering over the exposed concrete behind each backstop

Response: "g" refers to any exposed concrete directly behind home plate. I do not think Lobit has any exposed concrete. The concrete outside the fence is not referenced to "g".

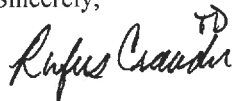
If you have any further questions regarding this bid, please address them to:

Rufus G. Crowder, CPPO CPPB
Galveston County Purchasing Agent
722 Moody, Fifth (5th) Floor
Galveston, Texas 77550
E-mail: purchasing.bids@co.galveston.tx.us

or contact the Purchasing Department at (409) 770-5371.

Please excuse us for any inconvenience that this may have caused.

Sincerely,



Rufus G. Crowder, CPPO CPPB
Purchasing Agent
Galveston County





646

Elva Lobit Park

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our map.