

**GGP Golf Pro Shop Operations RFP**  
**Questions and Answers**  
**As of July 8, 2022**

Q1. What is the size of the proposed clubhouse? What is the estimated completion date?

A1. The clubhouse has 1,330 SF of usable space. Please see Exhibit A for details. The overall SF of the building inside wall to inside wall is 1,560 SF. Estimated completion date is August 2023.

Q2. What does the city plan to include in the clubhouse for furniture (inside and outside), fixtures (for retail), and equipment (food and beverage service), security system, point of sale system, etc.?

A2. The clubhouse plans include the following to be provided by the city:

- Undercounter Beverage Refrigerator: Glass Swing Door Galvanized Top Stainless Steel 24d"x48"w Back Bar Cooler with LED Lighting, Stainless steel with no. 4 finish. True Mfg. TBB-24GAL-48G-S-HC-LD or equal.
- Commercial Refrigerator 27"w Reach in Solid Swing Door, Stainless steel with no. 4 finish. True Mfg. T19-HC, or equal.
- Commercial Freezer: 27"w Reach in Solid Swing Door, Stainless steel with no. 4 finish. True Mfg. T19-F-HC or equal.
- 2 Keg Underbar Keg Refrigerator: Solid Swing Door 24d"x48"w Back Bar/Direct Draw Beer Dispenser with Dual Draft tap handle, True Mfg. TBD-24-48-HC or Eq.
- Refrigerated Sandwich Prep Station: ADA Compliant Solid Door Sandwich/Salad Unit, True Mfg. TSSU-48-08-ADA-HC or equal.
- Type one range hood with fire suppression
- All sinks for DPH compliance and shelves
- Retail display shelving and merchandising
- Built in banquette seat
- Fire alarm
- Security for the building linked to our park rangers including exterior cameras and keypad entry controls.
- Windows include rolldown security shutters at the exterior

Drawings show the following items, and they will NOT be provided:

- Countertop Oven – to be placed under hood
- Countertop Griddle/Flat top– to be placed under hood
- 50" TV
- The following items must be installed and meet specific guidelines set by the Civic Design Review (we will update with specifics shortly):
  - Bar stools
  - Free standing tables chairs
  - Outside Patio seating/tables.

Q3. How much refrigeration space is available? Is there a keg cooler? Can we see more detailed plans?

A3. Please see the above list in A2 and Exhibit A- for drawings of the clubhouse floor plan and view cut.

Q4. Is the wiring in place for internet, telephone, and security? What utilities are coming to the clubhouse and what is the timing for this?

A4. Electric and water are provided. The operator will need to provide their own IT connectivity through a mobile device such as a Cradle Point, MiFi Hotspot or Satellite. There will be a pathway available to run inside clubhouse from a cradle point. See attached specs in Exhibit B. There is no phone line. Security for the building will be linked to our park ranger's office and will include exterior cameras and keypad entry controls.

Q5. Has there been an irrigation plan completed that shows what Rec Park desires?

A5. Rec Park does not have a drawing for a new irrigation system. The existing system is old and needs a full replacement of pipes and heads and also installation of a computerized system to automatically irrigate. There are approximately 600 to 700 sprinkler heads total. Also, if the respondent desires to modify the basic layout of the holes, a new irrigation system would be needed for that layout. A rough estimate of the cost for a new irrigation system is about \$600,000 to \$800,000. We are happy to arrange a tour of the site with our head of golf maintenance.

Q6. What is the source, storage, and water availability of the water for irrigation?

A6. Golden Gate Park as a whole (including the Golf course) and Lincoln Park Golf Course will be using Recycled Water anticipated by the end of this year. The PUC has built a Recycled Water treatment plant at Oceanside Treatment facility by SFZOO and Harding Park. Recycled Water will be produced at the treatment plant and will be pumped through a conveyer system from Oceanside treatment plant to RPD and PUC Central Pump Station on Overlook Dr. in GGP. GGP Central pump stations will then pressurize (pump to site) GGP (including the golf course) and Lincoln Park Golf Course with Recycled Water.

Q7. What are the expectations for the maintenance and repair of the kitchen equipment?

A7. The tenant is expected to provide all maintenance and repair of kitchen equipment/appliances.

Q8. Will the city put in a fire suppression system and hood?

A8. Yes, fire suppression system and hood are in the building plans.

Q9. The lease says that the tenant is responsible for ADA compliance but if the building is delivered not in compliance, will the tenant be responsible?

A9. Rec Park will deliver a building that meets the requirements of the San Francisco Department of Building Inspection and complies with current ADA codes. The tenant is responsible for ADA compliance for any furniture, equipment, etc. that is used inside and outside of the facility.

Q10. Will the city expect the tenant to provide the Certified Access Specialist (CASp) report?

A10. The renovation of the clubhouse will be certified by a Certified Access Specialist.

Q11. Can you explain the possessory interest tax?

A11. This is a state mandated property tax for businesses located on public property. There is an exemption for non-profits. The SF Assessor's Office determines possessory interest tax by calculating the present value of the property's income stream. The factors most commonly used are the term of the lease and the minimum annual guarantee (MAG) rent. The Assessor's Office does not provide estimates. Here is more information from the California State Board of Equalization: <https://www.boe.ca.gov/proptaxes/pdf/ah510.pdf>

Q12. What start date should the pro formas use?

A12. Pro formas should be based on a plan for a first full year of operations.

Q13. On page 20, it talks about insurance up to \$5M. Is the tenant expected to insure the building on top of the city's insurance?

A13. You may choose to omit the building insurance coverage from your proposal. The city is self-insured and does not have outside insurance.

Q14. Regarding the maintenance fee, would these funds be applicable for golf course improvements?

A14. The City can use the maintenance fund for golf course improvements after consultation with the community.

Q15. How much is currently in the maintenance fund?

A15. As of April 2022, there was \$220,000 in the maintenance fund for Golden Gate Park Golf Course.

Q16. If the tenant provides golf course maintenance equipment and it is leased or purchased to maintain the course, who would be responsible to maintain the equipment?

A16. There are different options that can be discussed as part of the lease negotiation.

Q17. Is there a liquor license on the property?

A17. Yes, there is a license for beer and wine.

Q18. What is the line item in "Rent Payments" that is titled "Maintenance Fee Remitted", and is that part of the Total Rent number or on top of the Total Rent number supplied in the schedule?

A18. See page 11 and 12 of the RFP. The entire maintenance fee will be required to be remitted to the Department in full on a monthly basis and will not be considered part of any rent payment. We have added an \* on page 11 of the RFP to clarify.