



MOTORSPORTS FACILITY AT PRAIRIE CITY SVRA
REQUEST FOR PROPOSALS (RFP)
QUESTIONS AND ANSWERS
DECEMBER 31, 2017

Questions submitted to the State by prospective proposers by December 17, 2017

December 7, 2017, Pre-Proposal Meeting Clarification

Questions from Steve Elstins, Bigtime Speedway

1. The bonds required for the proposal and the rent. Where does the 5k for the proposal go?

State's Response: Proposals must be accompanied by a Proposal Bond or Cashier's Check payable to the State of California, Department of Parks and Recreation. By submitting a proposal bond, the proposer agrees the bond may be tendered and retained by the State. If a Cashier's Check is submitted, it will be cashed by the State. In the event the proposer fails to execute the contract, the bond or cashier's check will be retained by the State. Further, by submitting a proposal, proposer agrees the State will suffer costs and damages not contemplated otherwise should proposer be awarded the contract but fail to execute and proceed with the contract, the exact amount of which will be difficult to ascertain. Accordingly, it is agreed that such retained sums shall not be deemed a penalty, but, in lieu of actual damages, shall represent a fair and reasonable estimate of damages to the State for failure of the proposer to execute and proceed with the contract upon notification of award by the State. The bond or the amount of the Cashier's Check will be returned to all proposers once a contract is executed with the best responsible bidder.

2. Do I get that back if I get the contract?

State's Response: Proposal Bonds will be returned and Cashier's Checks will be refunded to all proposers once a contract is executed with the best responsible bidder.

3. Do I get that back if I do not?

State's Response: Yes, Proposal Bonds will be returned and Cashier's Checks will be refunded to all proposers once a contract is executed with the best responsible bidder.

4. Do I have to leave the 10k as an ongoing deposit as long as I have the contract?

State's Response: Yes, a valid Performance Bond, which may be renewed annually, shall be maintained throughout the term of this Contract.

5. **Since Prairie City is the only park with a flat track facility in the state system, would there be an opportunity to relocate to a different park, say Carnegie should I lose out to the Armstrong group or any larger entity competing for this opportunity?**

State's Response: Available opportunities for Concession Contracts will be advertised by the State.

6. **Has the state system changed? Because I was told that the park system was designed not as a money maker but as a place for the public to recreate and enjoy.**

State's Response: The purpose of the California State Parks Concession Program is authorized by the Public Resources Code 5080.02 et seq 5080.29;

- (a) The department may enter into contracts with natural persons, corporations, partnerships, and associations for the construction, maintenance, and operation of concessions within units of the state park system for the safety and convenience of the general public in the use and enjoyment of, and the enhancement of recreational and educational experiences at, units of the state park system.
- (b) Concessions shall not be entered into solely for their revenue producing potential.
- (c) With respect to any unit of the state park system for which general development plan has been approved by the commission, any proposed concession at that unit shall be compatible with that plan.

7. **I am under the impression that the Armstrong group wants to dismantle the flat track facility and build another smaller motocross track. To date since I have had the special permit, there has been more than 500 new riders and their families coming to P.C. in the past two years. These are flat track and speedway riders. Not motocross riders. By building a third motocross track at P.C. the park will lose these riders. I did pay attention to the power point and I am aware that the park attendance is in decline.**

State's Response: The intent of the State is to award a contract to the best responsible bidder to equip, operate and maintain the Motorsports Facility to host instruction, practices and races including, but not limited to Speedway, Flat Track, Enduro Cross, and Arena Cross activities. In the Sample Contract, Section 23: MODIFICATIONS, ADDITIONS, TITLE TO IMPROVEMENTS; in the event the Concessionaire desires to make modifications, an approval in writing from the State shall be obtained prior to the commencement of any alterations to the facility.

8. **I don't believe that anyone in the flat track or speedway community is interested in competing for this concession opportunity as we have been doing a great job out there and it is a lot of work. Since I have to go up against a very large, respected and well funded group (the Armstrong's), I am requesting more time to go and get much larger help with funding since I know that I cannot possibly out bid them.**

State's Response: All final proposals are due upon the Closing Date Deadline at 2:00 PM, January 15, 2018. Proposers must present evidence satisfactory to the State demonstrating their ability to finance, construct, operate, and maintain the concession facilities as proposed.

9. **Since my permit extension runs through May of 2018 and I have already set dates for my Spring program, is there the possibility of being forced out early by the new concession holder?**

State's Response: The current schedule anticipates the contract to be effective June 2018, so you will be able to run your events through the end of May 2018. The timeline does include an early

entry option in May 2018 if the process is on schedule. However, this option is at the discretion of the District, and would not be implemented if a facility conflict existed.

10. Where can I find the current concession contracts for Prairie City so I can read, learn and review for my own education through this process?

State's Response: See attached, E Street Mx Inc., All Star Karting LLC and Mud Mart contract .pdfs

11. With all the property at Prairie City, how come there isn't room for a new site for a third motocross rather than destroy the successful flat track?

State's Response: Adopted in September of 2016 The General Plan establishes a clear purpose and long-range vision for the SVRA and provides goals and guidelines to direct future improvements, services, and programs. The General Plan defines the broadest possible management framework for program development, ongoing management, and public use of Prairie City SVRA. This framework is intended to guide day-to-day decision-making and serves as the basis for developing focused feasibility and management plans, project plans and other management actions necessary to implement the goals of the General Plan. The General Plan does not include additional Motocross facilities. However, the existing Oval Track will be relocated if and when the Haul Road is constructed.

12. What occurs if no parties bid on the oval dirt track concession at Prairie City?

State's Response: Pursuant to Public Resources Code 5080.16(a); The Director, may negotiate a contract, including terms and conditions, when the bid process as prescribed in this article has failed to produce a best responsible bidder.

13. Back in 2016, Park officials included the oval dirt track into the general plan moving forward with new development at Prairie City. It is officially documented as such. Should the need arise to do this as the oval dirt track may be torn down is the plan to include a new oval dirt track facility at Prairie City in the near future?

State's Response: The State of California entered into an easement agreement with a third party. The agreement allows a haul road to be constructed along the south boundary of the park. The Prairie City Motorsports facility would be impacted by the haul road construction. The language in this agreement provides for the relocation of the existing facility to another location in the park prior to construction of the haul road, so that existing operations can continue to operate with little or no disruption.

END