

**Centerton Golf Course Request for Proposal**  
**Additional Information**

**1. Financial history of Centerton Golf Course for the last 5 years.**

*Please contact the Office of Leases, 609-633-7575, to obtain this information.*

**2. What taxes are the responsibility of the management company?**

*The successful bidder will be responsible for all taxes and assessments levied against the business and property. Please contact the Office of the Tax Assessor, Township of Pittsgrove (856-358-3701), to obtain information regarding local tax assessments.*

**3. Furniture, Fixtures & Equipment report.**

*The Department of Environmental Protection does not maintain such a report. Questions regarding specific furniture, fixtures and equipment may be addressed to the Office of Leases at 609-633-7575, if not answered below.*

*The successful bidder should assume that the current operator tenant is removing furniture that is not deemed a fixture. The successful bidder may negotiate with the current tenant for the sale of furniture.*

*The irrigation pipe, controllers, and pumping station will remain on the property for the use of the successful bidder.*

*Attached to this document is a list of equipment that the Department of Environmental Protection purchased when it acquired Centerton Golf Course. This equipment will remain on the property for the use of the successful bidder.*

*Other than the equipment set forth in this list, the successful bidder will be responsible for providing and maintaining all equipment and golf carts and for supplying irrigation heads and irrigation computer equipment and software. See Paragraph 11 of the Draft Operating Agreement (Exhibit C of the Request for Proposal).*

**4. What is the condition of the carts and maintenance equipment?**

*The carts are leased by the current operator and the maintenance equipment is owned or leased by the current operator. The successful bidder should assume that the current operator will be removing all equipment deemed personal property.*

**5. What type of Accounting/Point of Sale System is used? Is it owned or leased?**

*The current operator owns an older computer system that is used as a Point of Sale System. The successful bidder should assume that the current operator is removing this computer system.*

**6. What existing lease agreements are in place? Are they transferable?**

*The Department of Environmental Protection does not maintain information regarding the lease agreements currently in place. Bidders may contact the current operator, Sway Golf, Inc., 856-358-2220, to obtain information about existing lease agreements.*

**7. Can we visit the property for evaluation?**

*Prospective bidders may coordinate visits to the property through the Office of Leases.*

**8. Can we sell memberships/golf outings?**

*Memberships and outings are allowed pursuant to Paragraph 7 of the Draft Operating Agreement (Exhibit C of the Request for Proposal).*

**9. Current list of active members and golf outings listing. Are there any current long-term memberships?**

*The current management has informed the Department that it has 100 members; 30 full members and 70 weekday members. The current operator also hosts about 20 outings a year with 50-60 participants. The Department does not maintain lists of members and outings.*

**10. Use of municipal equipment for projects, including capital improvements.**

*Prospective bidders will have to consult with Pittsgrove Township for the use of municipal equipment. Pursuant to Paragraph 15 of the Draft Operating Agreement (Exhibit C of the Request for Proposal), all improvements are subject to the approval of the Department of Environmental Protection.*

**11. Is there an “as built” for irrigation system?**

*Within the past five years, the prior owner of the Golf Course Property installed a new pipe, controllers, and pumping station. The successful bidder will be responsible for supplying any necessary irrigation heads and computer software to operate the irrigation system.*

**12. Can a subcontractor operation be enlisted for certain golf course maintenance situations/projects (DryJect, Irrigation, Cart Maintenance, Renovation)?**

*Yes, with the approval of the Department of Environmental Protection. The Department has issued an Addendum to the Request for Proposal to allow such services to be subcontracted.*

**13. Are revenues derived from lessons, schools, camps or golf outings/events to be included in the definition of Gross Revenue, Section 4.4.5, Monetary Proposal?**

*Yes. The Department has issued an Addendum to the Request for Proposal to specify that such revenues are included in the definition of Gross Revenue.*

**14. Has the State, or the current lessee, received bids for repairing any of the items noted in the RFP as needing repair (e.g., the clubhouse roof, the parking lot, etc.).**

*No.*

**15. Can the State provide an estimate of insurance for the facility based on the previous year's costs?**

*The State does not have information regarding insurance costs.*

*Last updated: 9/9/2008*

## **State-Owned Equipment Available for Use of Successful Bidder**

1. 2 JACOBSEN GREENS KINGIV
2. 1 TORO SAND PRO 16 HORSE POWER
3. 1 TORO SAND PRO 8 HORSE POWER
4. 1 JACOBSON F-10 7 GANG BLITZER REELS
5. TORO THATCHER SEEDER 93
6. 2 ECHO WEED WACKERS
7. 1 STIHL POLE SAW (needs work)
8. JACOBSON 3 GANGS MOWER
9. SPOON AEROFIER
10. UNITED BOX BLADE MODEL 672HD
11. FORD AUGER
12. FORD 1100 TRACTOR
13. HESSTON HYDROLIC DUMP BODY

**The following State-owned equipment is at Centerton Golf Course, but is not currently functioning:**

1. 1 NATIONAL HYDRO 70" TRIPLEX 16 HORSE
2. RYAN GA 30 AERATOR #544875
3. 1 DITCH WITCH
4. F-6 FORD TRACTOR
5. BRUSH HOG FORD 5'
6. PULL BEHIND AEROFIER
7. F-150 FORD PICK-UP