



State of Delaware  
Department of Natural Resources and Environmental Control  
**Delaware Division of Parks and Recreation**  
89 Kings Highway  
Dover, Delaware 19901

**June 16, 2016**

TO: ALL OFFERORS

FROM: BECKY LOVIN  
PARALEGAL III, DIVISION OF PARKS AND RECREATION

SUBJECT: ADDENDUM TO RFP NO.: NAT16007\_OVERSEE FARM MANAGEMENT

**ADDENDUM #1 Q&A**

**1. Would the State be open to dedicating funds to the project and the Partner could then take over some trail work and/or bridge construction projects?**

- Trail work is being initiated; therefore, this project is too far along for a cost sharing venture.
- Bridges (as applicable) are being refurbished and are expected to be delivered FY 2017 late summer/fall. The State has acquired historical bridges from other locations nationally. The State may be open to Partner provided options for refurbish and installation costs of the bridges.
- Capital funding is the responsibility of the Partner. The State is contributing the property. The capital that has been allocated by the State is only for the Trail system.

**2. Can the State provide the architectural specifications for the historic bridges going in at this site?**

- Information related to the bridge is available at:  
<http://www.portlandoregon.gov/water/article/329307>

**3. Can the State provide the two Dam IDs?**

- No, the Dam(s) have no ID.

**4. Have the two Dams been classified?**

- No.

**5. Would the Partner be responsible for any Dam refurbish or costs associated with Dam reconstruction or maintenance?**

- Yes

**6. Can the State provide any inspection reports for the two Dam(s)?**

- There are no known dam reports.

**7. What DelDot improvements are being made at the site or will be included in this project?**

- The entrance permit for Trails is the only item being coordinated through DeIDOT. The trail and parking lot construction is happening soon and the roadway/driveway will be overlaid, but there no other improvements planned.

**8. How big is the parking lot?**

- The lot should handle 12-15 cars (2-3 handicap).

**9. Are there any State commitments to local neighbors?**

- No.

**10. Inquiry related to loan subordination for the project.**

- No Partner can create loans against the property or the State. All loan Agreements are the responsibility of the Partner.

**11. Is there any hunting management planned for the site?**

- No, there has been hunting on this site previously with bow-hunting, however, if the Partner is interested in keeping the property managed, they may choose to include a hunting management option in their proposal.

**12. Are there any CAD files available?**

- The State only has these for the trail systems. Those files will be made available to the successful Partner.

**13. Is the Nature Conservancy involved in the project?**

- No.

**14. Is the NVF development Agreement and lease Agreements available?**

- No, these are not finalized at this time.

**15. Does New Castle County have zoning or jurisdiction over this parcel?**

- No.

**16. What is the current operating cost of the property and Auburn Heights Preserve (income generating)?**

- We currently have an Agriculture Land Lease at Auburn Heights (Lease #AHP-01-2014) that provides income in the amount of \$4,948.25 annually for years 1-5 and a 5% increase for years 6-10. There is approximately 79.49 acres included in the land lease and it expires on December 31, 2023. This lease is for Hay only.

**17. How long will Partner manage the property on behalf of the State?**

- The term of any contract with Partner is dependent on what the Partner wants to do with the property. The State, under current legislation, cannot contract for longer than 25 years.

**18. Are there any limitations or property restrictions?**

- The property has a conservation easement.
- Any building changes require Public Works review in accordance with the historical guidelines.

- Partner will need permission to cut down any trees.
- The parking lot will remain stone.
- Picnic tables are for the trail and Park visitors use.
- The trail will need to remain open to the public except on limited occasions. The Partner can work with the State to control access to certain areas of the site during events or programs.

**19. Are there any membership restrictions?**

- The property is not conducive to private membership. Public use of the property is intended.

**20. Is the performance bond required upon contract award?**

- There is no bid Bond requirement in the RFP. Successful Partners awarded business is required to furnish a 100% Performance Bond in accordance with Delaware Code **Title 29, Section 6927**, to the State of Delaware for the benefit of the Division of Parks and Recreation with surety in the amount of 100% of the specific award.

**21. Are the fields fenced?**

- No.