



PURCHASING DEPARTMENT

RESORTS WORLD CATSKILLS and Monster Golf Course

[888 Resorts World Drive](#)

[Monticello NY 12701](#)

Monster Golf Course Accessory Building Request for Proposal

Company Overview

Located in the heart of New York's Catskill region, Resorts World Catskills offers guests unmatched experiences in excitement, entertainment, and luxury. The integrated casino resort, which received LEED Certification from the U.S. Green Building Council, includes an 18-story all-suite hotel and a casino and entertainment complex featuring 100,000 square feet of gaming action including 150 live Las-Vegas style table games, 1,600 state-of-the art slot machines, a poker room, private gaming salons and our newly opened Sportsbook 360. The casino resort destination also offers more than 10 varied bar and restaurant experiences, which includes Cellaio Steak, an Italian steakhouse created by celebrity chef Scott Conant, and year-round live entertainment at the 2,500-seat RW Epicenter, casino bars and lounges. The hotel features 332 luxury suites, including 27 premium accommodations consisting of garden suites, penthouse suites and two-story villas. Additional hotel amenities include the Crystal Life Spa, two indoor pools, business center and two fitness centers.

TIMELINE & SUBMISSION PROCESS

Questions on this Request for Proposal "RFP" should be directed to the following:

Bids@rwcatskills.com

Bids should be received by email to Bids@rwcatskills.com no later than 5pm on September 3rd, 2021

Activity	Scheduled Completion Date
RFP Distribution	8/10/2021
Vendors Questions due	8/17/2021
Bids Due Date:	9/3/2021

SITE VISIT IF REQUIRED:



SCOPE OF WORK:

Monster Golf Course Accessory Buildings Scope of Work

Qualified General Contractors are invited to bid on the construction of a pre-engineered maintenance building, golf cart storage building, and clubhouse. These shall be built at various locations on the Monster Golf Course at Resorts World Catskills as indicated in the site plans.

All site work and utilities to the site will be performed by others.

Selected contractor will be responsible for slab and buildings as per attached documents

Scope of Services:

The following documents will be distributed: Architectural drawings and specifications

Accessory Structures: Per Plans attached

1. Maintenance building is to be a pre-engineered metal building,
2. Cart storage building is to be a pre-engineered metal building,
3. Clubhouse building

This RFP requires Union labor

Bids Due: 5pm Friday September 3rd 2021
Project Start Date – TBD



DISCLOSURE

The vendor shall not disclose any information concerning this RFP or the contents contained therein to anyone, other than the vendor's employees, officers, and sub-contractors directly involved in preparing the vendor's response to this RFP document for the benefit of Resorts World Catskills. Any disclosure of this document or any of its contents to any sub-contractor requires the same or substantially similar obligations of confidentiality to the vendor's organization.

PROPOSAL COST

This RFP is not a commitment by Resorts World Catskills to fund any development, to lease or purchase any equipment, products, services or any other materials from the vendor. Resorts World Catskills will NOT be liable for any direct or indirect costs that the vendor may incur in the preparation or production of a response to this RFP, or for any subsequent sales, due diligence, or negotiation costs.

Resorts World Catskills reserves the right to reject any or all proposals for any reason.

SINGLE AWARD

With this solicitation, Resorts World Catskills intends to award one contract and does not anticipate multiple awards. Regardless, Resorts World Catskills reserves the right to make multiple or partial awards.

CONTRACT TERM

The resulting Contract will be for Duration of the project.

SOLICITATION OBJECTIVES

Resorts World Catskills expects to achieve the following outcomes through a new contract.

Obtain a skilled Contractor with a strong record and experience, so that Resorts World Catskills is assured to get dependable, responsive, proven and expert Services in the field.

Obtain a contract that will both satisfy the business needs of Resorts World Catskills and deliver best value.

MINIMUM QUALIFICATIONS

The following are minimum qualifications and licensing requirements that the Contractor must meet in order to be eligible to submit a bid. Responses must clearly show compliance to these minimum qualifications. Resorts World Catskills reserves the right, but is not obligated, to obtain clarification from the Contractor if compliance to the minimum qualifications is not clear in the Contractor's response. Resorts World Catskills without further consideration shall reject those that are not clearly responsive to these minimum qualifications:

Contractor shall have a minimum of five (5) years' experience in providing these services.

Trial Period and Right to Award to Next Highest Scoring Contractor where Applicable

A ninety (90)-day's trial period if applicable shall apply to contract(s) awarded as a result of this RFP. If termination of the contract occurs within the trial period, Resorts World Catskills reserves the option to award the contract to the next highest responsive Contractor by mutual agreement with such Contractor. Any new award will be for the remainder of the contract and will be subject to this trial period.

Minority & Women's Business Enterprises (WMBE)

Our Company recognizes the importance of diversity in all aspects of our business, including the procurement of goods and services. As such, we accept the challenge to identify and contract with minority-, women-, and disadvantaged business entities ("M/W/DBEs") that provide desired high-quality products, superior service and competitive prices.

New York State Executive Law Article 15-A §§ 310-317 ("Article 15-A") governs requirements for the participation of minority and women owned business enterprises ("MWBEs"), in New York State contracting. The objective of Article 15-A is to promote equality of economic opportunities for MWBEs by eliminating barriers to their participation in New York state contracting.

A project utilization plan that includes a breakdown of the MWBE trades/goods/services to be engaged and the anticipated spend for each area to meet the goal amount of 30% must be submitted. ([see attached Utilization Plan form](#))

Insurance Requirements: See attached

Vendor Registration/Licensing:

All companies must register with NYS gaming commission before doing business with Resorts World Catskills and its properties

REFERENCES:

Provide a minimum of three (3) references:

SELECTION PROCESS

A. The selection process of the contractor follows:

1. Receipt and review of proposals.
2. Interview selected firms (if necessary).
3. Select firm/contractor

B. Resorts World Catskills will appoint a selection committee to review, score, and rank the proposals.

C. Selection committee may select FIRMS to be interviewed, the interviews date, time and location will be decided by RWC

D. Resorts World Catskills reserves the right to:

1. Amend, modify, or withdraw, in part or entirely, this RFP.
2. Require supplemental statements or information from any contractor
3. Accept or reject any or all proposals, with or without cause.
4. Waive or correct any irregularities in proposals after prior notice to the offeror(s).
5. Negotiate with an alternative FIRM if initial contract negotiations are unsuccessful.
6. In its sole and absolute discretion, decide, whether any aspect of the proposal satisfactorily meets the criteria established in the RFP.

E. This RFP does not obligate Resorts World Catskills to award a contract, to pay for costs incurred in preparing any proposal, or to procure the services described herein. All proposals are submitted



at the sole expense of the respondent. Resorts World Catskills shall incur no liability of obligation to any FIRM except pursuant to a written contract of services, duly executed by the FIRM and an authorized signatory for Resorts World Catskills.

In the event this RFP is withdrawn by Resorts World Catskills for any reason, Resorts World Catskills shall have no liability to any contractor for any costs or expenses incurred in connection with this RFP. Owner reserves the right to request additional data, oral discussion, or a presentation in support of the written proposal.

F. Criteria to be used by Resorts World Catskills in evaluation of proposals will include the following:

1. Ability of the FIRM to meet the schedule.
2. The contractor-pricing schedule
3. Contractor's experience.
4. Responsiveness of the proposal to the requirements as outlined in this RFP.
5. **Ability of contractor to be licensed as necessary, by the New York State Gaming Commission.**

General Terms and Conditions

- A. Owner reserves the right to reject any or all proposals, if necessary, or to waive any informality in the proposals, and unless otherwise specified by the proposer, to accept any item, items or services in the proposals, Should it be deemed in the best interest of Resorts World Catskills to do so.
- B. In case of failure by the successful proposer, Resorts World Catskills may procure the articles or services from other sources, deduct the cost of the replacement from money due to the proposer under the contract and hold the proposer responsible for any excess cost occasioned thereby.
- C. Each proposal must be signed by the person authorized to do so
- E. No proposer shall influence, or attempt to influence or cause to be influenced, any
- a. Project Director, Owner officer or employees to use his/her official capacity in any manner which might tend to impair the objectivity or independence of judgment of said officer or employee.
- F. No proposer shall cause, influence, or attempt to cause or influence any Project Director or Owner officer or employees to use his/her official capacity to secure unwarranted privileges or advantages for the proposer or any other person.
- G. Should any difference arise between the contracting parties as to the meaning or intent of these instructions or specifications, Resorts World Catskills decision shall be final and conclusive.
- H. The checklist, affidavits, notices and the like presented at the end of this RFP are a part of this RFP and shall be completed and submitted as part of this proposal.

END OF GENERAL INSTRUCTIONS

RFP Submittal Requirements

Contractors will submit:

1. Signed and dated RFP
2. Completed Due Diligence form.
3. Signed and dated W9
4. Statement of Work
5. Itemized Pricing Sheet
6. Conflict of Interest
7. WMBE Utilization Plan

Company's Name: _____

Name and Title: _____

Signature/Date: _____