

## **RFP – VALLEY FIELDS**

As per the RFP, section 2.8, I am submitting the following questions/inquiries:

1. Will the town be able to provide a sewer connection and water service from Wildwood Street/Swed Circle. The additional water service would be for the required irrigation and the sewer connection would be in lieu of the septic system which does not have a Board of Health approval. We also suspect that it may not be functioning properly.

**No, but the town would be willing to have the conversation with the winner of the RFP**

2. What is the timeline/timeframe for opening the course and clubhouse? What are the expectations for the opening of the course and clubhouse? Will the town be willing to have additional meetings, if required, to move the project along expeditiously? We want to be aggressive. **We will expect a potential opening date to be part of your RFP... Yes the town will work with whomever is awarded the concession agreement.**

3. Are there any other RFPs concerning the course and clubhouse besides the one issued in Nov 2022?

**No**

4. Are the hours of operation of the course and clubhouse negotiable?

**Yes**

5. What kind of records does the town expect the operator to keep; what kind of transparency does the town expect to ensure that they are receiving their fees for the golf course? Is the town requiring any specialized software, etc..?

**All Financial Records should be accounted for. We will yield to the vendor for the POS system of their choosing.**

6. When does the town expect to award the bid? Will the bid be awarded even though there are ongoing legal issues with the previous operator?

**That would be up to the Town Board but I would imagine by February**

7. What steps will the town be taking on Dec 9 to prevent associates of RC Recreation from interfering/meddling with the walkthrough/on site meeting? Will security be provided?

**The park is closed and anyone outside of authorized personnel would be considered trespassing.**

8. Will the successful bidder be expected to retain their own legal counsel in the event that RC Recreation & its associates take legal action against said successful bidder? Will Yorktown provide and/or share legal counsel?

**Please refer to the Town attorney**

9. In the event that Yorktown awards the bid and the successful bidder begins work/operations, and in the event RC Recreation wins its case against Yorktown during operation, what does the town foresee as the resolution to that matter?

**Can't answer Legal Matter**

10. Can there be an option for (2) five year extensions at the end of the 10 year lease?

It's an RFP, you can Propose what you see fit

11. Can we have copies of any approved plans and permits of the clubhouse and course, as well as copies of any inspection results prior to the December 9th walkthrough?

Please follow the link <https://www.yorktownny.org/planning/par-3-golf-course>

1) Is there an existing pro-forma budget including revenue detail (rounds) and expenses?

NO

2) Is there a current estimate for the amount of capital and expense to take to finish the overall project (e.g. getting building & parking, wiring to code, irrigation, finishing bridges)?

NO, you are welcome to tour the property

3) Who has the final responsibility to determine the prices for golf – daily rounds, annual permits, etc.?

Willing to take suggestions in RFP, but will have to present pricing to the Parks and Rec Commission.

4) Who has final determination on the hours of operation and decisions regarding closing for outings or weather?

Hours of operation have to be agreed to by the town, Closing for outings would need approval, but closing for weather would be up to the winning vendor

5) Regarding Schedule "C" – Current License Agreements: a) Are there any other fees, e.g., components of the monthly rent – for the golf operations and the food/refreshment services?

Payment of bills including but not limited to water and electric

b) Is the rent a triple net structure or a monthly lease?

This is a concession agreement not a lease... There would be no property tax, but you'd need to pay for insurance, and maintenance & repairs along with agreed to rates.

6) Who is responsible (financially and operationally) for the installation of the irrigation system – selection vendors, capital investment, etc.?

The winning bidder

7) Are there lights for night-golf and is there a driving range? The First hole could be utilized as a driving range. No function lights but there is electric and the ability to install.

8) How many golf carts are expected?

None, unless for handicap accessibility

1. Is it intended for the bidder to be responsible for funding the completion of the golf course?

YES

2. Is the design of the future golf course in addition to the current 9 holes? If so, where is the land located?

T-Box at hole 5 and Irrigation.

3. Can you give a status update on the current course defining what has been completed thus far and what is remaining to be completed?

Everything is completed except T-Box at hole 5 and Irrigation.