

**PUBLIC WORKS COMMITTEE
PARKS, RECREATION AND RAILROAD AGENDA
March 4, 2021**

Committee Members: *CONOVER*, Hogan, Dickinson, Thomas, Bruno, Geraghty and Merlino

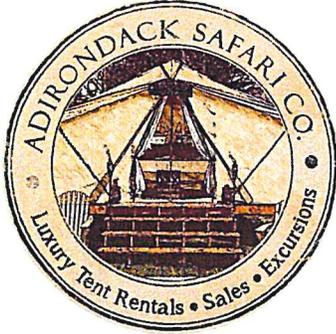
- I. Committee Meeting Call to Order by Chair**
- II. Approval of minutes of prior Committee Meeting**
- III. Action Agenda/New Business**
- IV. Information for Discussion/Review**
 - 1. Fairgrounds RFP**
 - a. Responses to RFP
 - b. Proposal Summary
 - c. Negotiate and Award
- V. Referral/Pending Items**
- VI. Privilege of the floor and public comment** (Please allow for 15 second delay on live stream meetings)
- VII. Motion to Adjourn**

Attachments: 1. Proposal

WARREN COUNTY

BID TABULATION SHEET

BID NO.: WC 1-21 ITEM(S): REQUEST FOR PROPOSALS FOR USE OF THE WARREN COUNTY FAIRGROUNDS DATE: FEBRUARY 25, 2021 TIME: 3:00 P.M.	NAME & ADDRESS OF BIDDER Glamp Adk, LLC Attn: Andrew Percetti 42A Boulevard Queensbury, NY 12804 Ph: 518-338-5639
DESCRIPTION OF ITEM	BID PRICE
DAILY OCCUPANCY PAYMENT	\$232.00/day for 108 days of glamping (6/14/21-9/24/21)
BID AWARDED TO:	
JULIE A. BUTLER, PURCHASING AGENT	Resolution No.
	Term:



Submitted by GlampADK LLC

1. **i- Adirondack Safari Glamping Company** under the LLC of **GlampADK** proposes a daily occupancy rate of \$232 for a total duration of 108 days (6/14/2021-9/24/2021). The total rent due for the 2021 season is \$25,056. **GlampADK LLC** understands 50% of the lease would be due on 6/14/2021, the first day of occupancy. The remainder is due at the midpoint of the lease (8/7/2021).

A security deposit of \$2,000 will be provided at the execution of an agreement.
2. **ii-GlampADK LLC**, was established in 2018. We began as a mobile lodging service for guests at weddings which were located in areas where a hotel wasn't a convenient option. Since our inception, we have grown to over 20 tents. Offering a backyard escape for anything from a wedding, to children's birthday parties and taking us from Utica to the Hamptons! We have had nothing but positive praise and reviews from the few thousands guests we've accommodated thus far.
3. **iii- GlampADK LLC** proposes to operate at the fairgrounds very similar to how **Adirondack Safari Tent Co LLC** did over the past few years. Although **GlampADK LLC** has acquired their assets, book of business, and model, we are separate from the previous owner. Our intentions are only to build from what was already established - a fun family retreat within our County here in the beautiful upstate region.
4. **iii- Taking over** where **Adirondack Safari Tent Co LLC** left off, we will draw from the 60,000+ followers on our social media. Most of our guests return year after year. These individuals spend around \$50 per person, per day while visiting the Warren County area. This would generate approximately \$1,000,000+ in revenue to local businesses during the 3 month season.

GlampADK LLC has acknowledged local feedback and would like to propose allowing the County to bring in a Farmers Market on a weekly basis on the fairgrounds in conjunction to our proposed lease. Please see attached map for areas designated showing where the Farmers Market would be. Those vendors would then have access to sell their goods to our guests as well as to the public.

Secondly, **GlampADK LLC** would also like to propose providing an area on the property to host small weddings. Which would be equipped (but not limited to) with an event tent, tables and chairs, dance floor, lights.

iv- See attached document showing layout of tents

5. **V- GlampADK LLC** is proposing 50 luxury canvas tents spaced out throughout the 11 acre parcel, which will be furnished with either:

One, two or three queen bed options. Bedding, mattresses, carpeting, furniture, lamps, nightstands, ottoman, decor, fire pit, cooking grill, outside chairs, wood decking, picnic tables and 10x10 canopy to protect guests from the weather.

Other features and entertainment will be:

Native American Drum Circle

Other Live entertainment

Shower trailer with 6 stalls and a make-up area.

Silent Disco, Paint and Sip

Yoga

Kayak rentals and Tubing

General store selling camp supplies and apparel

Outdoor Movie theater

Bingo

Various games

And more!

vi- Enclosed is a thumb drive showing footage of both our mobile services as well as the fairgrounds in 2019 where **Adirondack Safari Tent Co. LLC** operated providing similar services.

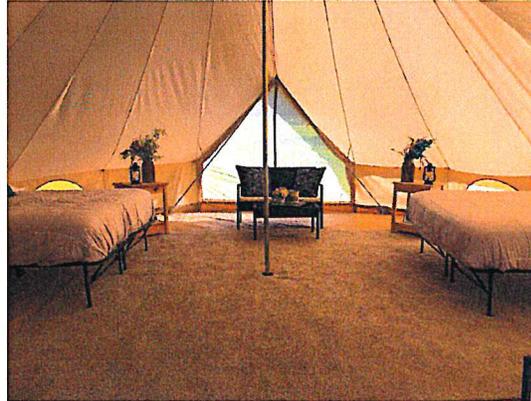
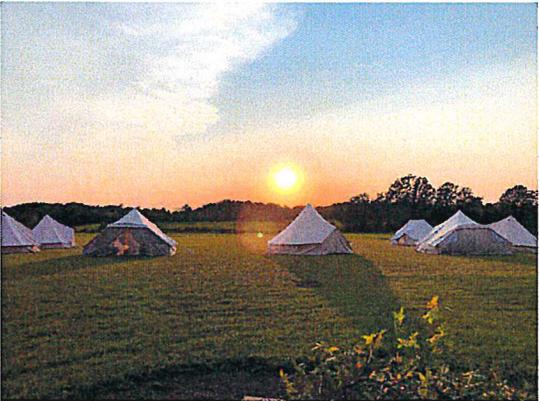
vii- GlampADK LLC is proposing 10-15 full time seasonal employees with varying degrees of experience and expertise.

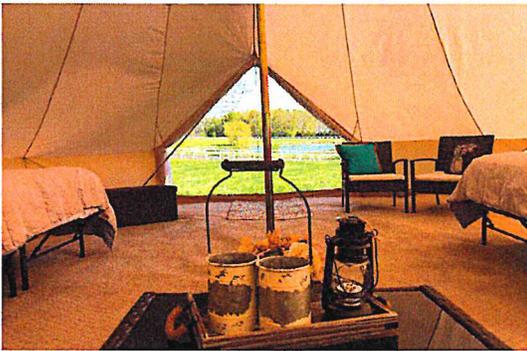
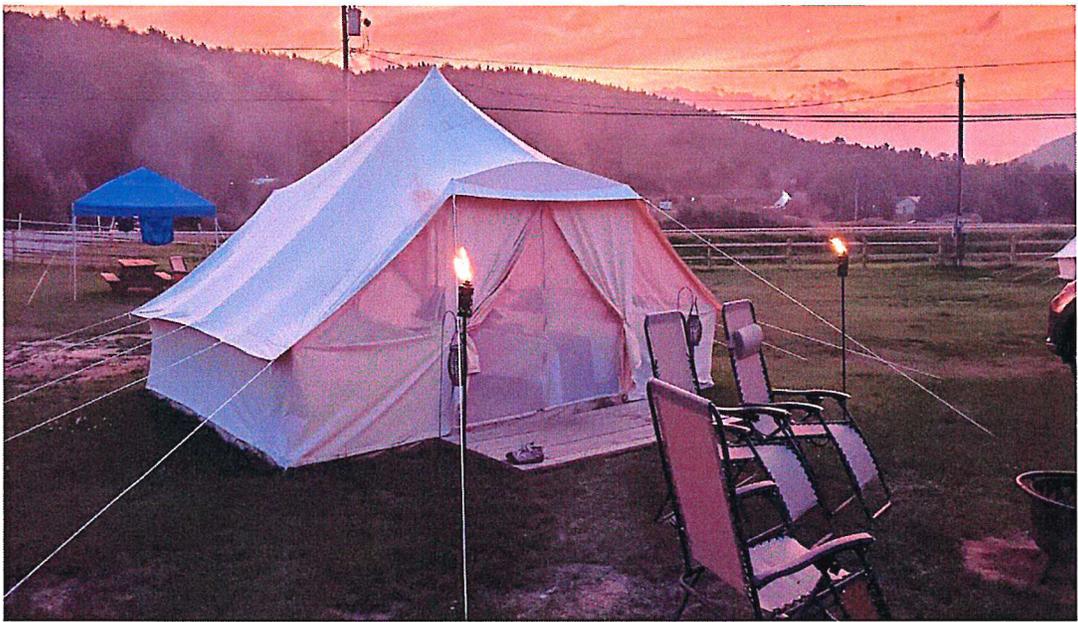
ix- See attached form pertaining to Iran Divestment Act Certification, Non- Collusion Certificate.

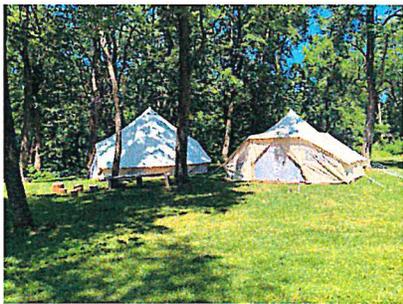
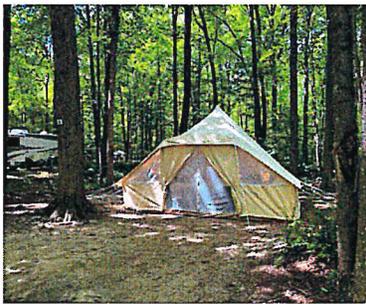
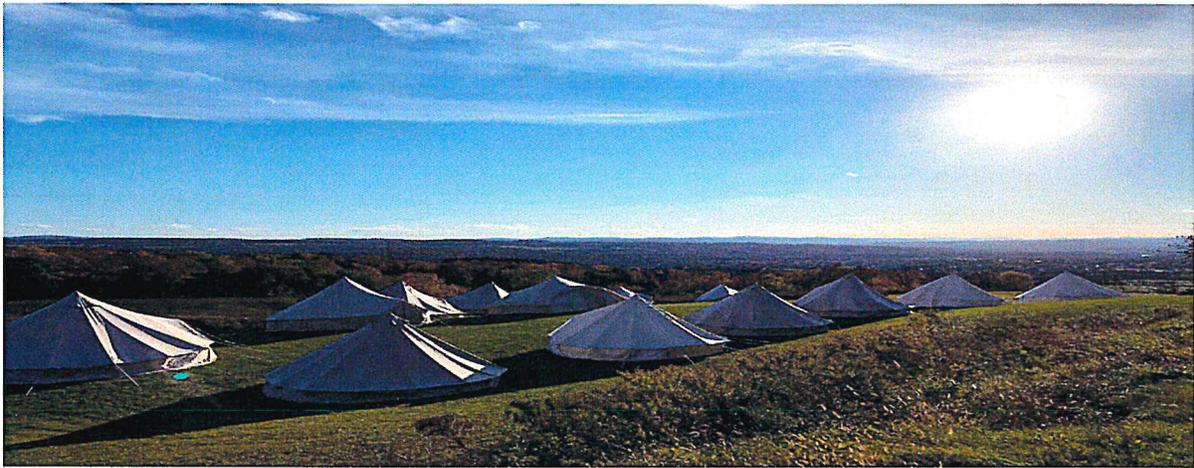
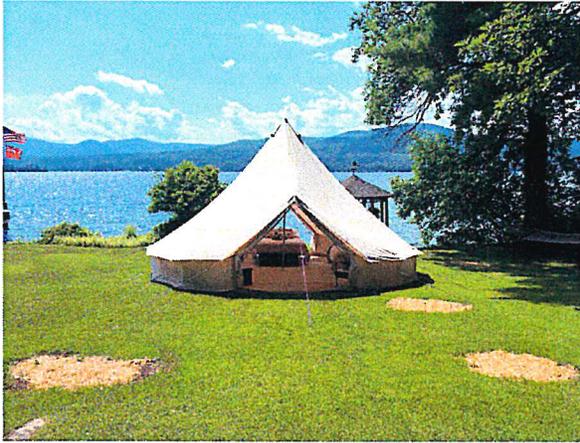
6. **GlampADK LLC** will be responsible for conducting all contractual services in compliance with the New York and Local Health Department and Fire Codes and all other laws or regulations relating to public gatherings, food and food service.
7. **GlampADK LLC** will test and record for daily chlorine residual at the hose bib and at one(1) restroom faucet. These tests will remain on site and will be available for County representatives upon request.
8. **GlampADK LLC** recognizes the background information stipulated in section I of this RFP
9. Under section II(Scope of Services) **GlampADK LLC** has outlined the plans and intentions offered.
10. **GlampADK LLC** agrees and accepts the Special Conditions listed under Section III, letters A-L.
11. **GlampADK LLC** agrees and accepts the terms defined under Section IV of the RFP.

Following in the steps of **Adirondack Safari Tent Co LLC**, we would love nothing more than continuing to be known as an attraction in Warren County.

**WC 1-21 REQUEST FOR PROPOSAL FOR USE OF THE WARREN COUNTY
FAIRGROUNDS**







Williams Way

Williams Way

Schroon River Rd

Farmer's Market

Employee and security tents

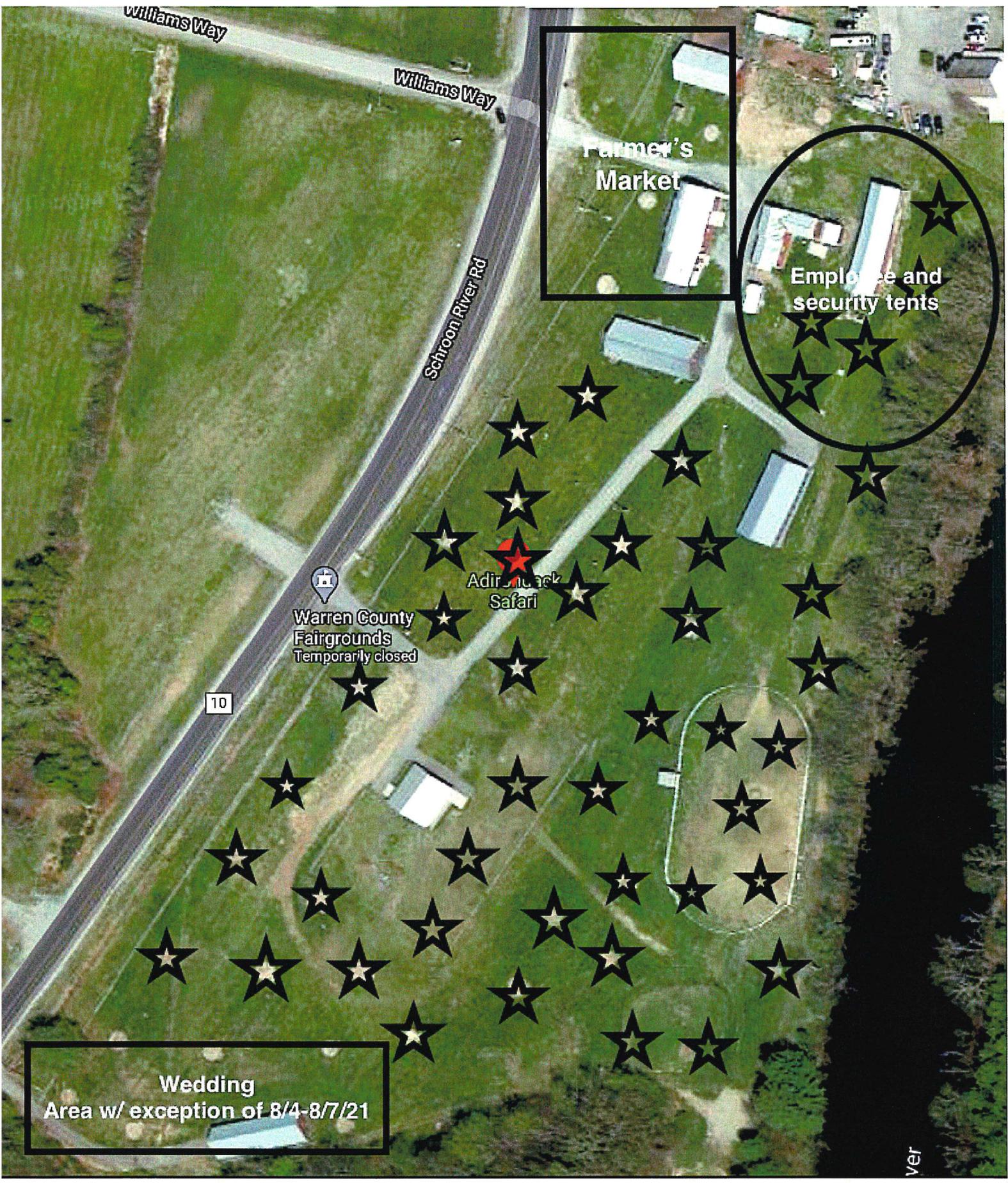
Warren County Fairgrounds
Temporarily closed

Adirondack Safari

10

Wedding
Area w/ exception of 8/4-8/7/21

ver



WC 1-21 - REQUEST FOR PROPOSALS FOR USE OF THE WARREN COUNTY FAIRGROUNDS

DATE: FEBRUARY 25, 2021 TIME: 3:00 PM PLACE: HUMAN SERVICES BUILDING, 3RD FLOOR

PROPOSAL

PROPOSAL

OF: WARREN COUNTY FAIRGROUNDS GLAMPADK LLC
COMPANY NAME

TO: Julie A. Butler, Purchasing Agent
Warren County Human Services Building
1340 State Route 9
Lake George, NY 12845

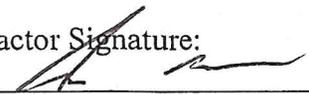
The undersigned having carefully examined the specifications and having to their satisfaction ascertained all the facts concerning these specifications, herewith submits the following proposal as more fully set forth herein.

Daily Occupancy Payment in the amount of \$ 232⁰⁰

Amount in writing: TWO HUNDRED THIRTY TWO X 108 DAYS

Please attach all other information requested in these specifications.

Date: 1/29/21 Federal ID#: 83-2498311

Contractor Signature: 

Contractor name (Printed): ANDREW PERCETTI

Name of Firm: GLAMPADK LLC

Business Address: 42A BOUIEVARD, QUEENSBURY, NY 12804

Phone #: () 518-338-5637 Fax #: () _____

E-mail of contact person: GLAMPADK@GMAIL.COM

REFERENCES

Name : MICHAEL NELSON - BRAINWORKS STUDIO / SARATOGA BRIDE
 Address: 240 SPIER FALLS ROAD
 PO Box: _____
 City-State-Zip: GREENFIELD CENTER, N.Y 12833
 Contact Person: MICHAEL NELSON Telephone: 518-832-3097
 Emails: MICHAEL@SARATOGABRIDE.COM

Name : RON MATTIA - STONEBRIDGE FARM
 Address: 120 SHERMAN LANE
 PO Box: _____
 City-State-Zip: SCHUYLERVILLE
 Contact Person: RON MATTIA Telephone: 518-321-3442
 Emails: STONEBRIDGEFARM123@GMAIL.COM

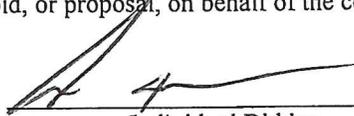
Name: LETIZIA MASTRANTONI - EVENTS TO AT
 Address: 69 FOURTH STREET
 PO Box: _____
 City-State-Zip: GLENS FALLS, N.Y. 12801
 Contact Person: LETIZIA MASTRANTONI Telephone: 518-796-3917
 Emails: EVENTSTOAT123@GMAIL.COM

Name : AMANDA BLAIR - HR BUSINESS PARTNER, GLOBAL FOUNDRIES
 Address: 64A BRAMPTON LANE
 PO Box: _____
 City-State-Zip: GANSEVOSET, NY 12835
 Contact Person: AMANDA BLAIR Telephone: 518-796-2403
 Emails: AMANDABLAIR20805@GMAIL.COM

CERTIFICATION

Non-Collusive Certification required of all bidders under Section 103-d of the General Municipal Law as amended by Chapter 675 of the Laws of 1966, and further amended by Chapter 56 of the Laws of 2010, effective June 22, 2010.

- (a) By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid, each party thereto certifies, as to its own organization, under penalty of perjury, that to the best of knowledge and belief:
 - (1) The prices in this bid have been arrived at independently without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or with any competitor;
 - (2) Unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the bidder and will not knowingly be disclosed by the bidder prior to opening, directly or indirectly, to any other bidder or to any competitor; and
 - (3) No attempt has been made or will be made by the bidder to induce any other person, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition.
- (a-1) Notwithstanding the foregoing, the statement of non-collusion may be submitted electronically in accordance with the provisions of subdivision one of section one hundred three of the General Municipal Law.
- (b) A bid shall not be considered for award nor shall any award be made where (a) (1) (2) and (3) above have not been complied with; provided however, that if in any case the bidder cannot make the foregoing certification, the bidder shall so state and shall furnish with the bid a signed statement which sets forth, in detail, the reasons therefor. Where (a) (1) (2) and (3) above have not been complied with, the bid shall not be considered for award nor shall any award be made unless the head of the purchasing unit of the political subdivision, public department, agency or official thereof to which the bid is made, or his designee, determines that such disclosure was not made for the purpose of restricting competition.
- © The person signing this bid or proposal certifies that he has fully informed himself regarding the accuracy of the statements contained in this certification, and under the penalties of perjury, affirms the truth thereof, such penalties being applicable to the bidder as well as to the person signing on its behalf;
- (d) That attached hereto (if a corporate bidder) is a certified copy of resolution authorizing the execution of this certificate by the signatory of this bid, or proposal, on behalf of the corporate bidder.



 Individual Bidder

 Co-Partnership

By _____
 Partner

 Corporation

By _____
 President

CERTIFICATION OF COMPLIANCE WITH THE IRAN DIVESTMENT ACT

As a result of the Iran Divestment Act of 2012 (the "Act"), Chapter 1 of the 2012 Laws of New York, a new provision has been added to State Finance Law (SFL) § 165-a and New York General Municipal Law § 103-g, both effective April 12, 2012. Under the Act, the Commissioner of the Office of General Services (OGS) will be developing a list of "persons" who are engaged in "investment activities in Iran" (both are defined terms in the law) (the "Prohibited Entities List"). Pursuant to SFL § 165-a(3)(b), the initial list is expected to be issued no later than 120 days after the Act's effective date at which time it will be posted on the OGS website.

By submitting a bid in response to this solicitation or by assuming the responsibility of a Contract awarded hereunder, each Bidder/Contractor, any person signing on behalf of any Bidder/Contractor and any assignee or subcontractor and, in the case of a joint bid, each party thereto, certifies, under penalty of perjury, that once the Prohibited Entities List is posted on the OGS website, that to the best of its knowledge and belief, that each Bidder/Contractor and any subcontractor or assignee is not identified on the Prohibited Entities List created pursuant to SFL § 165-a(3)(b).

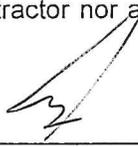
Additionally, Bidder/Contractor is advised that once the Prohibited Entities List is posted on the OGS Website, any Bidder/Contractor seeking to renew or extend a Contract or assume the responsibility of a Contract awarded in response to this solicitation must certify at the time the Contract is renewed, extended or assigned that it is not included on the Prohibited Entities List.

During the term of the Contract, should the County receive information that a Bidder/Contractor is in violation of the above-referenced certification, the County will offer the person or entity an opportunity to respond. If the person or entity fails to demonstrate that he/she/it has ceased engagement in the investment which is in violation of the Act within 90 days after the determination of such violation, then the County shall take such action as may be appropriate including, but not limited to, imposing sanctions, seeking compliance, recovering damages or declaring the Bidder/Contractor in default.

The County reserves the right to reject any bid or request for assignment for a Bidder/Contractor that appears on the Prohibited Entities List prior to the award of a contract and to pursue a responsibility review with respect to any Bidder/Contractor that is awarded a contract and subsequently appears on the Prohibited Entities List.

I, ANDREW PERCETTI, being duly sworn, deposes and says that he/she is the OWNER of the GLAMPADK LLC

Corporation and that neither the Bidder/Contractor nor any proposed subcontractor is identified on the Prohibited Entities List.



SIGNED

SWORN to before me this

5th day of February

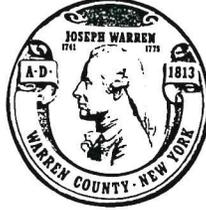
2021

Notary Public: Kasey Norton

KASEY A. NORTON
Notary Public, State of New York
Washington County #01NO6351808
Commission Expires Dec. 12, 2024

WARREN COUNTY PURCHASING DEPARTMENT

1340 State Route 9
Lake George, NY 12845
Telephone: (518) 761-6538
Fax: (518) 761-6395



Julie A. Butler, Purchasing Agent
Jason M. Shpur, Deputy Purchasing Agent
Amber N. Brownell, Purchasing Assistant

MEMO

TO: All Prospective Proposers
FROM: Julie Butler, Purchasing Agent
DATE: February 11, 2021
SUBJECT: **ADDENDUM #1: WC 1-21 - REQUEST FOR PROPOSALS FOR USE OF THE WARREN COUNTY FAIRGROUNDS**

Please sign and return the following to our office with your proposal:

I, ANDREW PERCETTI, of

GLAMPADK LLC (Company) have received the following

addendum and will include it with the above quote.

Addendum:

Delivery instructions set forth in the 2nd paragraph of the Notice to Interested Parties are hereby amended as follows:

Due to COVID-19 and restricted access to County facilities, **proposals may be submitted by curbside drop off** or via USPS, FedEx or UPS to the undersigned at Warren County Human Services Building, Warren County Purchasing Department, 3rd Floor, 1340 State Route 9, Lake George, New York 12845. **If dropping off via curbside delivery, vendors must make an appointment with the Purchasing Department and will be met at the front of the building upon their scheduled time.** Proposals will be received up until **Thursday, February 25, 2021 at 3:00 p.m.** at which time they will be opened. Please note, County mail is picked up from the Lake George Post Office each weekday **morning**. Proposals delivered to said post office on the afternoon of bid opening day will not be received until the following day. Please account for this if using the USPS. FedEx and UPS deliver directly to the Municipal Center. All proposals must be submitted on proper bid proposal forms. Any changes to the original RFP documents are grounds for immediate disqualification..

All other terms and conditions of the RFP shall remain the same. If you have any questions, please contact me at (518) 761-6538.

Signature:

Date: 2-18-21