CLARK COUNTY DEPARTMENT OF AVIATION
INVITATION FOR PROPOSAL
RFP 137-26
Ground Lease – Golf Course and Driving Range

As the gateway to one of the world's leading destinations for tourism, conventions, entertainment, and hospitality, the Clark County Department of Aviation ("CCDOA"), Harry Reid International Airport ("LAS"), is committed to supporting projects and partnerships that enhance the visitor experience, strengthen regional economic growth, and contribute to the continued evolution of Southern Nevada as a global tourism and sports venue destination. Through strategic development opportunities and innovative public-private collaboration, CCDOA seeks to maximize the long term value of key airport real estate.

With this vision, CCDOA is pleased to issue this Request for Proposal ("RFP") to commence the competitive selection process of qualified developers, operators, hospitality groups, and strategic partners to redevelop and enhance the golf course property located at 6730 South Las Vegas Blvd, just south of the world-famous "Las Vegas Strip," in the Clark County resort corridor, and across from Town Square shopping center. The property is centrally positioned next to LAS and is easily accessible off the 215 beltway. Located just minutes away from the famous "Welcome to Fabulous Las Vegas Nevada" landmark visitor sign, the volume of tourism traffic on the south Las Vegas Boulevard corridor coupled with the property's proximity to more than 22,000 hotel rooms makes this a unique opportunity with endless possibilities.

Please note that this is a sealed RFP process. All questions and/or responses to this invitation for proposal must be processed through the NGEM website. Inquiries, documents or other information submitted outside of NGEM (i.e. email, fax, hard-copy, etc.) will not be reviewed or considered.

REGISTRATION FOR THE NGEM SYSTEM

The NGEM System is accessible at www.ngemnv.com.
Additional information can be found at 6730 Las Vegas Blvd S, Las Vegas, NV 89119 - Las Vegas Strip Golf Course and Driving Range | LoopNet

Proposers MUST register as a "Supplier". This may be accomplished by clicking on the Supplier Registration link and completing the registration form. There is no cost to register or to use the NGEM System.

RFP documents may then be viewed by selecting a specific project from the Current Bid Opportunities list and clicking on that project. Please note you MUST be logged in to your NGEM account to view and access the solicitation information and associated documents.

Once registered, "Suppliers" (also referred to as "Proposer") may receive emails notifying them of bid opportunities. Reviewing any project bid data will automatically place the Proposer's contact information on the bidders list and the NGEM System will automatically send any and all updates, changes or addenda associated with that project.

An electronic proposal can only be submitted through the NGEM System. The RFP document(s) can be printed for Proposer's use, but an electronic proposal MUST be submitted through the NGEM System.

PRE-PROPOSAL CONFERENCE & SITE TOUR

A Pre-Proposal Conference and Site Tour is scheduled for **July 13, 2026,** at 8:30 A.M. (PDT) in Meeting Room 1A, at CCDOA's Administrative Building located at **1845 East Russell Road**. Proposers are **required to attend the mandatory** Pre-Proposal Conference and Site Tour in person. Participants interested in attending the site tour must register by **12:00 noon (PDT) on, June 29, 2026,** by sending an email to GolfRFP@ribeirocorp.com, **with details including company name and full name(s) of attendees.** The subject line of the email should read "RFP 137-26 RSVP Pre-Proposal Conference & Site Tour." **The tour is limited to two (2) people per company**.

To participate in the site visit you must provide a government-issued photo ID.

The RFP closes and Proposals must be submitted on or before **4:00 P.M. (PDT) on September 14, 2026. Late submissions will not be considered.**

The RFP is furnished in accordance with Nevada Revised Statute 496.090. All materials requested and provided in connection with this RFP are being sought by CCDOA for informational purposes only, and shall not, in any way, constitute a bid and should not be construed as such. At its sole discretion, CCDOA may decide to cancel this RFP and/or may decide not to negotiate a ground lease agreement related to this RFP with any of the Proposers.

The U.S. Department of Transportation (USDOT) has issued an Interim Final Rule (IFR), October 03, 2025, revising certain requirements under the Disadvantaged Business Enterprise (DBE) and Airport Concessions Disadvantaged Business Enterprise (ACDBE) programs. These changes are significant and will impact certification, reporting, and compliance processes nationwide. CCDOA will proactively update you of USDOT progress as more information becomes available. The requirements of 49 CFR Part 26, including any amendments thereto apply to the contract. It is the policy of the Company to practice nondiscrimination based on race, color, sex or national origin in the award or performance of this contract. CCDOA encourages all participation by all firms qualifying under this solicitation regardless of business size or ownership.

Title VI Solicitation Notice:
CCDOA in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 USC §§ 2000d to 2000d-4) and the Regulations, hereby notifies all respondents that it will affirmatively ensure that any contract entered into pursuant to this advertisement will be afforded full and fair opportunity to submit responses to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

NOTICE OF INTENT TO AWARD
Upon completion of the RFP evaluation(s) by CCDOA, all companies with submitted proposals will receive a notification of intent to award (NOIA) which will include a summary of the proposals received. This notice will be sent a minimum of five (5) days prior to award.

After the bid award, if additional details are required regarding this bid, a public records request may be submitted at www.harryreidairport.com/business/public-records.