



# nyrej

## **EPR's \$180 million Kartrite Resort & Indoor Waterpark opens; Project team includes RAL, Adelaar HWP, Suffolk Construction, ADG, ADCI and AKRF**

June 04, 2019 - Owners Developers & Managers



### Kartrite Resort & Indoor Waterpark - Monticello, NY

Monticello, NY The Kartrite Resort & Indoor Waterpark, a new family resort destination in the Catskills set on a portion of the 1,600-acre site where Catskills bellwether The Concord Resort was formerly located, officially opened with a launch event and ribbon cutting. In attendance were senior executives of RAL Development Services, which served as owner's representative for EPR Properties for the \$180 million complex development.

"We have been enormously pleased to contribute our development expertise to this amazing project that will have such a tremendous impact on the region," said Spencer Levine, president of RAL. "The Kartrite is a large and complex development with many moving pieces, and our oversight role helped ensure the best possible execution within a tight delivery schedule and budget." RAL worked to coordinate and facilitate the development and construction of multiple diverse elements comprising the overall resort. Leveraging a dedicated team of professionals and broad internal resources, RAL oversaw this development at every level to ensure the timely delivery of this premier resort.

The project was proudly built with union labor under a Project Labor Agreement with the Hudson Valley Building and Construction Trades Council. "We'd especially like to thank Todd Diorio, president of the local construction trades union council, along with his team and membership, for

their hard work and dedication to building the Kartrite.”

In addition to RAL, the project team also included: Developer, Adelaar HWP LLC; construction manager, Suffolk Construction Company; aquatics design/build contractor: Aquatic Development Group (ADG); architect, Architectural Design Consultants, Inc. (ADCI); and civil engineer, AKRF.

Located about 90 minutes outside of NYC, The Kartrite features one of New York’s largest indoor waterparks. The family resort features 324 all-suite accommodations; a two-acre indoor waterpark; a family entertainment center including arcade, mini-bowling and ropes course; eight restaurants and bars; relaxing spa; 11,000 s/f conference center, and more.

The waterpark’s 10 waterslides, pools, and adventures sits underneath an energy-efficient, transparent Texlon roofing system that brings the outdoors inside. Additionally, there is deck space, warm climate landscaping including a living plant wall, and an elevated cabana oasis in this four-season attraction. Fifteen deluxe cabanas overlook the waterpark, and offer lounge chairs and towels, 32” high-definition televisions, cooling fans, with mini fridge stocked with snacks, water and assorted non-alcoholic drinks. There is the Playopolis arcade, Scrapeskyer LED-lit rock wall, Carabiners rope obstacle course, Van Winkle’s mini bowling alley, Amazequest Laser Tag, and more.

The Kartrite has eight themed bars and restaurants, serving locally sourced ingredients from upstate farms and craft purveyors. Bixby’s Derby & Taproom prepares regional farm-to-table dishes surrounded by custom-built furnishings and Catskill views. Bathing-suit friendly Surfside Grill and Bar Mez are open for waterside dining. Harvey’s Wallbanger nods to the “great American” atmosphere, serving mixologist-worthy cocktails and casual fare, while EAT EAT EAT is a buffet with Pop’s Sweet Shoppe serving as the perfect place to grab a sweet snack or dessert.

Rest and relaxation comes at Chill Spa, with massages, rejuvenating body treatments, healing wraps, and full nail service. Guests also enjoy 24-hour access to fitness center, Sweat.

With 11,000 s/f of function space, the Kartrite hosts meetings, events and celebrations for all sizes. Events are made easy with dedicated planners offering personalized attention, and team-building activities to encourage attendees and their families come out and play.

Having brought all of its experience and acumen to the completion of this fantastic resort, RAL is pleased to include it in its hospitality portfolio. In addition to its own residential and commercial development projects, RAL is also currently serving as owner’s representative for hospitality projects in Puerto Rico and Grand Cayman.