



Request for Proposals

Jacob Riis Park

The Entry Pavilion and portions of:

- The Bathhouse
- The East Wing Pavilion
- The Courtyard



The NPS does not warrant and assumes no liability for the accuracy of the information provided in this RFP.

Important Dates

RFP Release Date: November 10, 2016	Proposal Submission Deadline: 120-day period from the release date March 9, 2017 1:00 EST
Site Tour: To request a tour contact: gateway_bmd@nps.gov	Anticipated Selection Date: One hundred and fifty (150) days from submission deadline(s).
Submit questions to: gateway_bmd@nps.gov	Anticipated Lease Commencement: Effective date negotiable

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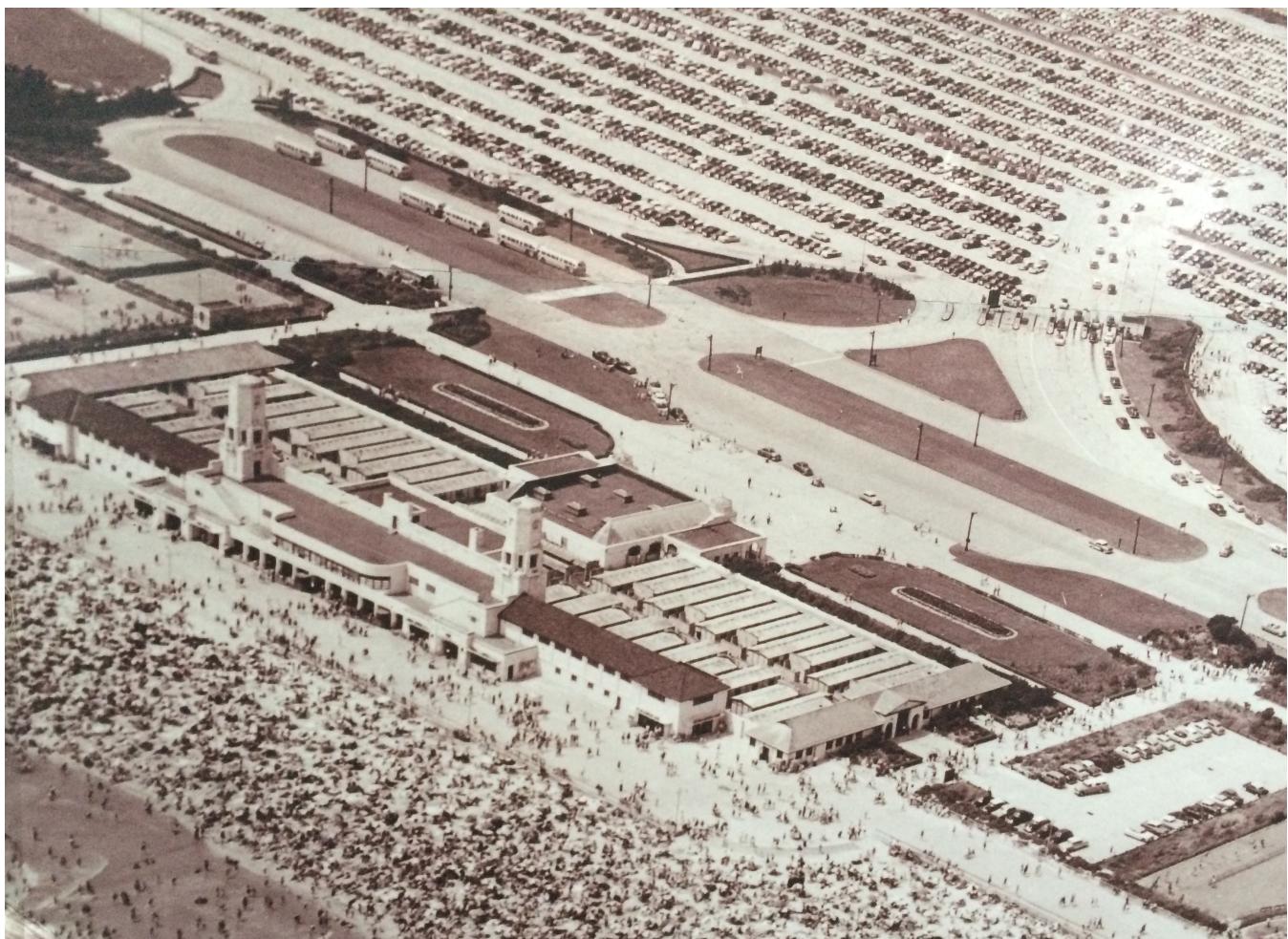
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Aerial View of Jacob Riis
(NPS Archives)

BACKGROUND

Gateway National Recreation Area (Gateway) was established in 1972 as the nation's first urban National Park. Its 26,000 acres are operated by the National Park Service (NPS) which manages more than 400 parks and historic sites nationwide. Gateway is comprised of three park units in two states - The Jamaica Bay and Staten Island Units in New York, and the Sandy Hook Unit in New Jersey. The Bathhouse, Pavilion, and Courtyard ("The Facilities") offered in this Request for Proposals (RFP) are located within Jacob Riis Park, which is part of the Jamaica Bay Unit of Gateway.

The historic Riis Beach Bathhouse was opened in 1932 and remodeled in 1937 during a major expansion of the park under longtime New York City Parks Commissioner Robert Moses. Riis Park was incorporated into Gateway in 1974 and was listed on the National Register of Historic Places in 1981.



In October 2012, Hurricane Sandy devastated the region with the Rockaway Peninsula suffering some of the most severe damage. Water engulfed properties on the beach and bay sides, destroying homes and other structures, and caused significant damage to a number of NPS buildings.

Riis Park has experienced a dramatic recovery since 2012 as interest in the Rockaways has flourished. Beachgoers have flocked to Riis Park from communities around the region to take advantage of the mile-long white sand beaches and growing beach culture.

This opportunity for use of the Entry Pavilion and portions of Bathhouse, East Wing Pavilion, and Courtyard is also consistent with the park's new General Management Plan (GMP).

Aerial View of Bathhouse

THE PARK

Riis Park is located on the western end of the Rockaway Peninsula, within the Borough of Queens. The Park is accessible by car via two bridges and is serviced by two city bus routes. City bus stops are conveniently located at entrances to the park, steps from the beach. Subway transit requires a bus transfer. The Riis Beach parking lot can accommodate approximately 9,000 vehicles.

The Jacob Riis Promenade is a common meeting ground for diverse populations to access the beach, for cycling through the Rockaways and for patrons of the Riis Park Pitch-N-Putt Golf Course, which is operated under a separate agreement. Use of the beach and esplanade reflects the full diversity of NYC, with strong visitation from the Rockaways, Brooklyn, Queens, and beyond. The NPS is therefore seeking proposals that cater fully to the diversity of visitors to Jacob Riis Park, and encourages proposals that provide offerings to a wide spectrum of cultural tastes and price points.

The Jamaica Bay Ethnographic Overview and Assessment is included as an attachment.

The Bathhouse is situated on the boardwalk within the area known as Bay 4 (see diagram Page 6). The area is very popular with beachgoers. In addition to the Bathhouse the park has separate leases for food service at Bays 2, 6, 9, and 14 (see diagram Page 6). Fort Tilden is another popular site with beachgoers.

CURRENT TENANT MIX

Nearby facilities are currently in use as follows:

1. The Riis Park Pitch and Putt is a eighteen-hole, par-3 golf course currently managed and operated by an authorized NPS Concessioner. Gateway will continue to operate these facilities as a Pitch and Putt golf course.

2. Thomas Caterers has the exclusive use of a designated space located in the Bay 9 West Mall Building. Thomas Caterers is authorized to provide food, beverages, and related retail sales. They also have the liquor licenses necessary to serve alcoholic beverages. The lease for the use of this facility expires November 1, 2020

3. Riis Park Beach Bazaar has exclusive use of the following facilities:



Aerial View of Bathhouse

- Bay 9 East Mall Building
- Suite 1, part of the Bay 9 West Mall Building
- Bay 6 Clockstand Building
- Bays 2 and 14 (concrete pads) on the Board walk

Riis Park Beach Bazaar is authorized to provide food, beverages, and related retail sales. It has liquor licenses necessary to sell alcohol at the Bay 9 East Mall Building, the Bay 6 Clockstand Building as well as Bays 2 and 14. The lease authorizing the use of facilities by Riis Park Beach Bazaar contains designated areas for free musical performances in an area adjacent to the Bay 9 East Mall Building. The Bay 9 East Mall Building is open year round. The lease for the use of these facilities expires May 7, 2020.

Riis Park Beach Bazaar also has non-exclusive use of parts of the boardwalk between Bays 1 and 14 at which they offer a variety of food, beverage, and pop-up shops authorized at the discretion of the NPS on a seasonal basis.

The outdoor locations along the entire Riis Park Boardwalk at which mobile vendors or pop-up shops are situated are determined on an annual basis, pending NPS authorization.



Activities at Riis Beach

Use Map - Summer 2016



THE FACILITIES

NPS Goals

The National Park Service (NPS) seeks an applicant to undertake a phased development of the Facilities. The NPS prefers proposals that will result in use of the Entry Pavilion and the first floor of the Bathhouse (excluding lifeguard area) by summer 2017. NPS intends to negotiate lease terms and conditions that address the proposed rehabilitation and corresponding use of the facilities over a period of years.

The NPS will consider proposals to lease the Facilities depicted on Page 10 as follows:

- The Bathhouse - Excluding the area on the first and second floor of the east wing that currently houses NPS lifeguards
- The East Wing Pavilion Building - Excluding the northern half of the building, which contains public restrooms used and maintained by NPS, and
- The Courtyard - Excluding the area set aside for use by NPS. The area reserved for NPS use is depicted on Page 10.

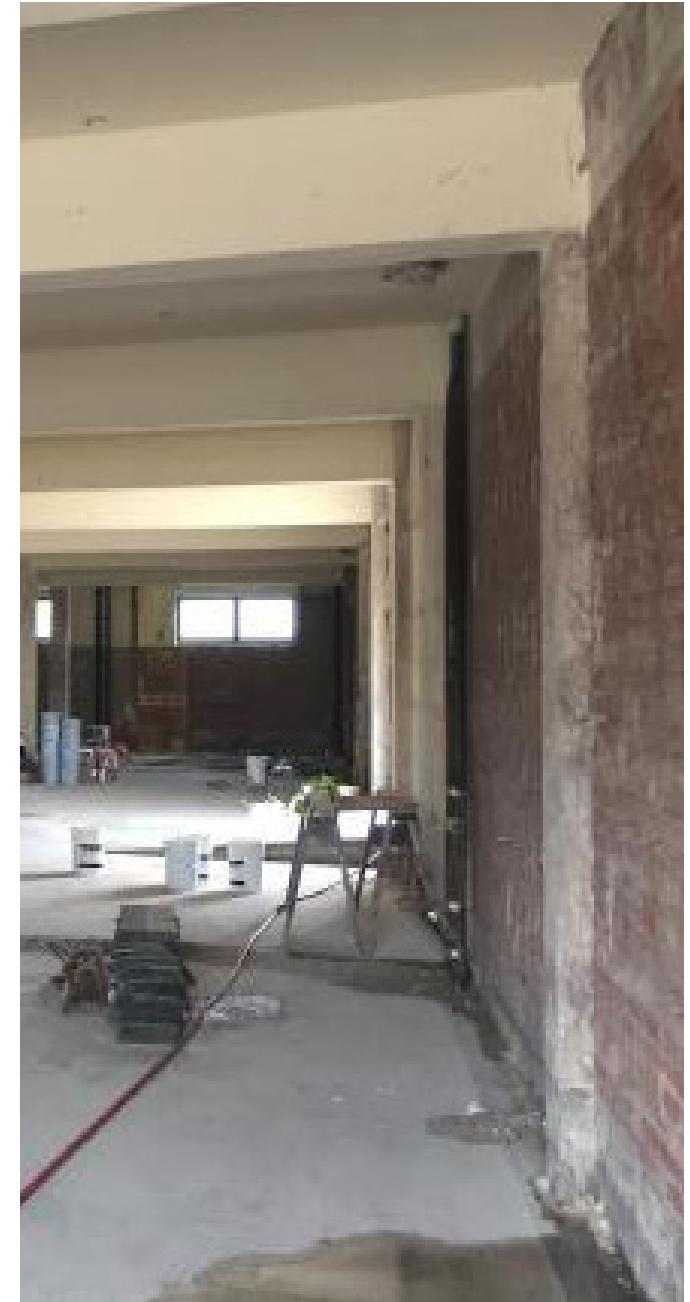
The NPS will entertain proposals to relocate the NPS lifeguard operations currently situated in the eastern wing of the Bathhouse to the East Wing Pavilion Building and the Courtyard area reserved for NPS use, in exchange for use of the Bathhouse in its entirety. Such modifications must be undertaken at the selected Applicant's cost and expense.

Any structures proposed for use in the Courtyard areas reserved for NPS use are required to be "temporary structures" and must be removable, must have an appearance consistent with those in use at the location historically (as depicted on Page 3), and the design and layout of same must be approved by NPS. Any new structures proposed in any location require NPS review and approval.

Siteplans and Drawings are included as the attachments to this RFP.

Riis Park is a historic district listed on the National Register of Historic Places. All of the buildings offered in connection with this opportunity are historic.

Any work proposed in connection with the adaptive reuse of The Facilities must be in keeping with The Secretary of the Interior (SOI) Standards for the Treatment of Historic Properties (36 CFR 68).



Inside of The Bathhouse
(NPS PHOTO)

THE ENTRY PAVILION



The Entry Pavilion
(NPS PHOTO)

The Entry Pavilion consists of approximately 9,900 square feet and will be available for immediate occupancy upon execution of a lease. The Pavilion is the only facility offered under this RFP that has an operational heating system. The Pavilion, built in 1931, is an original feature of Riis Park and remains an important contributing feature. The Pavilion is constructed of Barbizon brick in a Moorish style with arcade, decorative columns, and a one-story gable with a false-hip roof. The NPS prefers proposals that will result in use of the Entry Pavilion by Summer 2017.

Hurricane Sandy flooded the Bathhouse rendering the complex unusable. Repairs were completed over the past year with funding from the Sandy Recovery Improvement Act of 2013 (P.L. 113-2). This work consisted primarily of addressing storm damage and reconfiguring certain features such as the first floor roll-up doors, passageways, and windows to allow future storm surges to ‘flow through’ the building, thereby mitigating the impact force of future storm surges. This new resilient design, while protecting the building, will not protect personal property from potential water damage. Use of portable and mobile equipment is recommended in connection with activities proposed for the first floor.

THE BATHHOUSE

The two-story Bathhouse consists of approximately 30,000 square feet. The entire building is available for lease with exception of the East Wing of the Bathhouse where the Lifeguard Operations is located. The Bathhouse is otherwise vacant. As stated, NPS will consider proposals addressing in the relocation of the Lifeguard Operations area. The Bathhouse does not have an operational heating system, Applicants may identify plans for installation of a heating system in their proposals.



The Bathhouse
(NPS PHOTO)

All proposals and plans must address storm preparedness, impact of first floor flooding on the proposed activity, and Lessee plans for protecting personal property in the face of possible water (salt and/or fresh) inundation.

The second floor of the Bathhouse is unfinished, with no utility service. Additionally, it is not clear whether the second story roof-top areas, in their current condition, are capable of supporting significant weight if used as a restaurant seating area.

The NPS prefers proposals that will result in use of the first floor of the Bathhouse (excluding the Lifeguard Operations area) by Summer 2017.

THE COURTYARD

A portion of The Courtyard located between the Pavilion and the Bathhouse is included as part of the opportunity available under this RFP. Offerors should include a description as well as a sketch containing dimensions pertaining to any use proposed for the Courtyard.

A different portion of the Courtyard will be used by NPS for storage units or other operational needs (see diagram on Page 10).



EAST WING PAVILION

Part of the Bathhouse Complex, The East Wing Pavilion Building (Portion) is a one story masonry building. The southern portion of the East Pavilion Building, measuring approximately 2,100 square feet, is available for use in connection with this RFP.

The northern half of the building contains public restrooms operated by Gateway. The restrooms are closed during winter. There is currently no heat available in this facility.



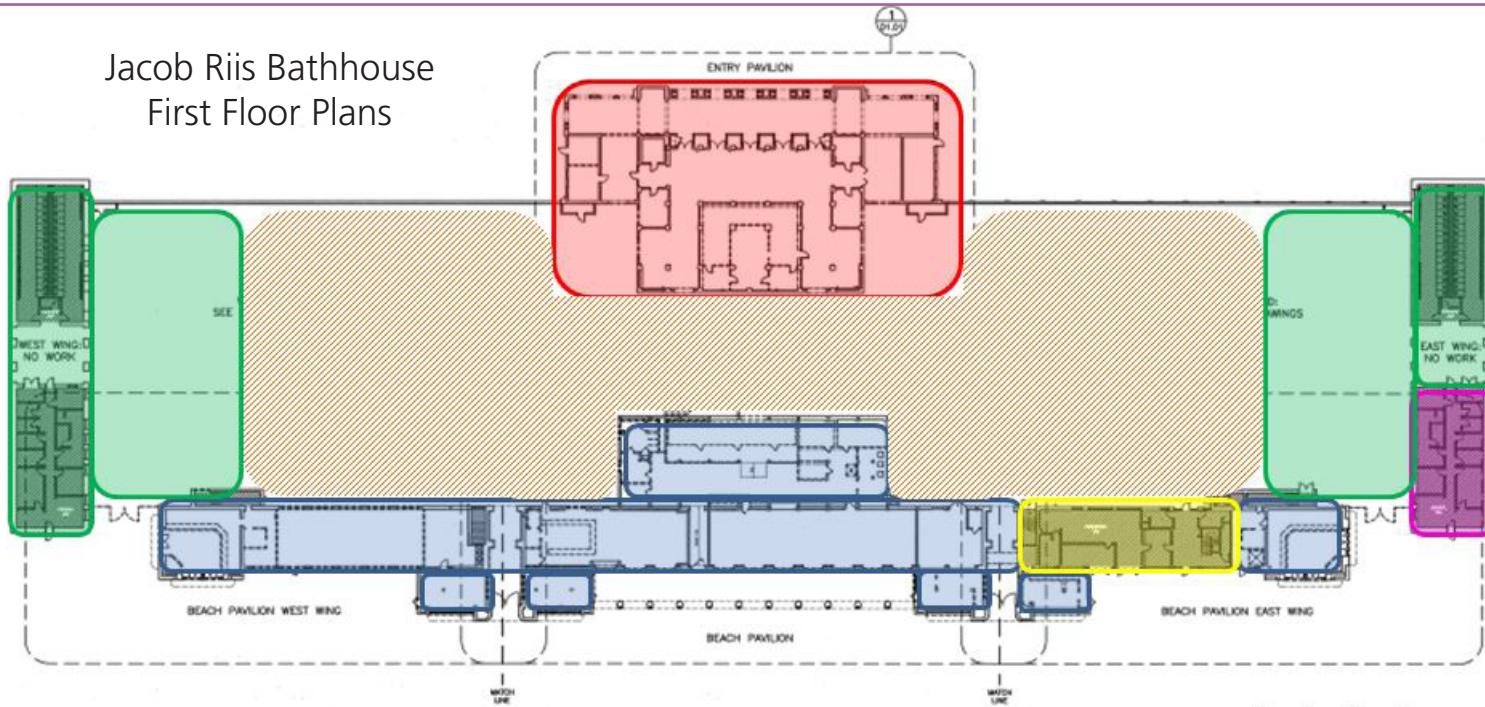
THE LEASE

The Lease will contain provisions required by 36 CFR Part 18 as well as other provisions determined by the NPS to be necessary to assure use of the leased property in a manner consistent with the purposes of the park area, and to assure the preservation of historic property where applicable.

The selected Applicant (Offeror, proposed Lessee, Applicant, 'you', 'your') will have the opportunity to enter into a Letter of Intent for the Facilities. Thereafter NPS will negotiate a lease that accounts for partial occupancy and phased development. The Sample Lease can be found as an attachment.

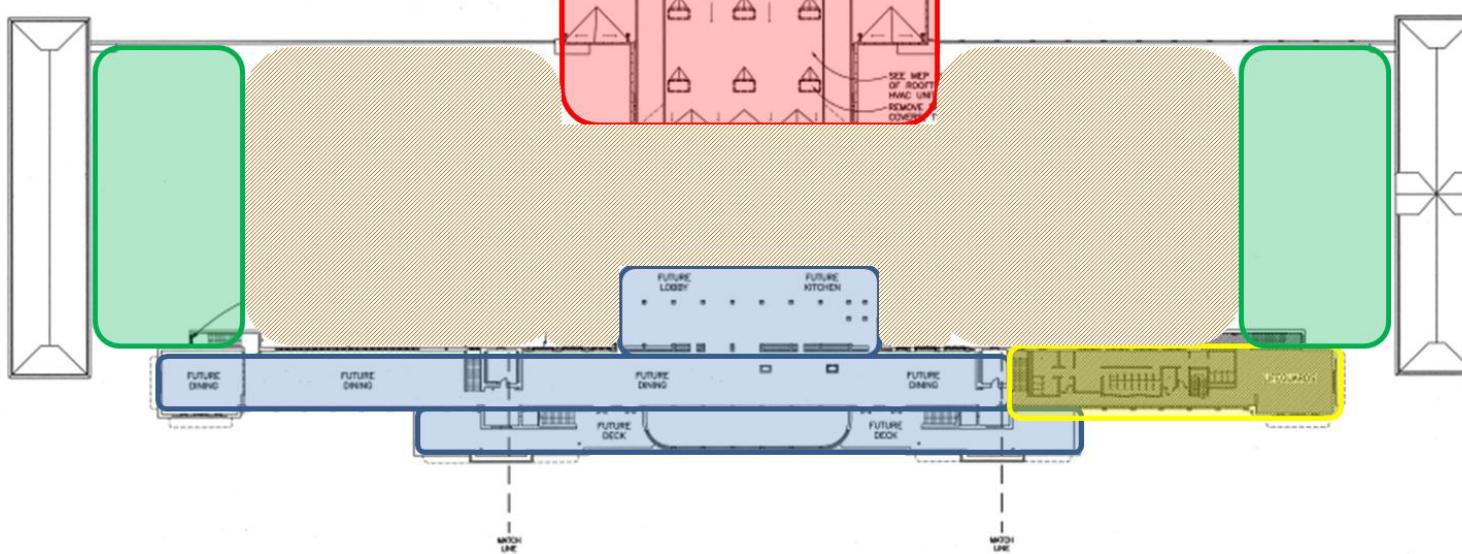


Jacob Riis Bathhouse First Floor Plans



- Entry Pavilion
- NPS Occupied
- Bathouse
- Courtyards Available for Exclusive Lease
- Lifeguards
- East Wing Pavilion

Jacob Riis Bathhouse Second Floor & Roof Plans



SUMMARY OF TERMS AND CONDITIONS

Permitted Uses - The Lease will authorize use of the Premises for compatible use acceptable to the NPS. Compatible use is addressed further in Criterion 1 on Page 17.

Lease Terms and Payment - The terms of the Lease will be negotiated with the selected Applicant. The lease term is proposed at a minimum of 10 years. Applicants may propose longer lease terms to account for investments made in the facilities or as necessary to address application for historic tax credits. The Lessee will be required to pay at least fair market value rent to the NPS. Applicants should include a rent payment schedule as part of their Proposal. The final approved fair market value rent will be determined by an appraisal obtained by the Lessee pursuant to the terms of a Letter of Intent. The rent payment schedule will be negotiated with the selected Applicant. NPS may consider rent offsets for capital improvements made by the Lessee.

Utilities and Systems - Only the Entry Pavilion Building has a functioning heating system. The Lessee is responsible for the cost of all utilities and related maintenance, including electric (PSE&G), gas (National Grid), sewer, and water (NYC). WIFI and Internet capabilities are currently very limited. New systems that any Lessee

proposes to install must be located or placed at a height sufficient to protect them from flooding.

Snow Removal - NPS does not remove snow at or around the Leased Premises. Snow is removed from the public road entering Riis Park pursuant to an agreement between NPS and the New York City Department of Sanitation. Applicants should be prepared to make arrangements accordingly.

ADA - The successful Applicant will be required to comply with all applicable accessibility laws. The second floor of the Bathhouse is not currently accessible. NPS has not determined whether the first floor of the Bathhouse or the Pavilion are accessible in their current condition. The successful Applicant must modify the Facilities to meet accessibility standards. Public seating, if any, provided by the Lessee must be ADA compliant.

Inspections - Gateway, or its partners, affiliates or contractors, maintains the right to inspect the Premises and operations thereof at any time during the term of the Lease, without prior notice. Such inspections include but are not limited to fire hazards, condition of facilities, public health and safety.

Trash- Trash removal associated with Lessee's operations is the responsibility of the Lessee. Trash removal must be scheduled on a frequent

basis. The NPS reserves the right to demand additional trash pick-up at the Lessee's cost and expense. Additionally, The Lessee must provide a proactive and preventive Pest Control strategy including but not limited to monthly inspections of the premises. Pest Control strategies should consider products and services that limit negative environmental impacts.

Insurance Requirements - All insurance policies must name the United States as additionally insured.

- **Flood** - The Lessee must obtain Flood Insurance in sufficient coverage amounts.
- **Liability** - The Lessee must provide proof of Liability Insurance coverage in the amount of \$5 million per occurrence and \$10 million aggregate (see attached Sample Lease). The NPS reserves the right to increase the required levels of coverage based on the proposed use.
- **Property** - The Lessee must provide adequate Property Insurance. Coverage must be sufficient to provide adequate protection commensurate with the risks customarily evaluated in the ordinary course of business, for such use, in such a location. The Lessee must also provide Property Insurance coverage adequate to cover loss in the event of fire, vandalism, and mischief.

Utilities

Building	Heat	Water (NYC)	Electric (PSE&G)	Gas (National Grid)
Entry Pavilion Building	Yes (winterized)	Yes (winterized)	Yes	Yes
The Bathhouse	No	winterized	Yes	Yes
The East Wing Pavilion	No	winterized	Yes	Yes
The Courtyard	No	no	Lights	Yes

Maintenance Reserve Escrow - The Lessee will be required to deposit \$20,000 in an escrow account within 90 days of the execution of the Lease to ensure satisfactory performance and maintenance of the Facilities. The Lessee will be responsible for managing the Reserve Escrow and for providing not less than an annual accounting regarding the use of same.

Maintaining Clean Facilities - All facilities must be kept clean and must be well-maintained. Public seating, if any, provided by the Lessee (such as but not limited to tables, chairs, and umbrellas) must be cleaned and washed on a frequent and consistent basis.

Parking - Parking for approximately 9,000 vehicles is available in the Riis Beach Parking Lot on a first come, first served basis. Fee parking is in effect from Memorial Day through Labor Day. NPS will not consider waiving parking fees for Lessee's customers. Parking is not included in the lease land assignment. The Lessee will be required to purchase daily or seasonal parking

passes for itself and its employees during the summer.

Deliveries - Deliveries must be scheduled during non-peak hours. Trucks may not be left unattended. Trucks are prohibited from driving on the Boardwalk.

Signs - NPS approval of any signs proposed in connection with the use of the Premises is required. Such approvals include but are not limited to location of signs, the manner in which the signs are affixed to the historic structure, and the materials being utilized.

Alcohol - Alcohol may be consumed within the Leased Premises. The Lessee must comply with all applicable laws and maintain any required licenses, permits and/or certificates, including liquor licenses and corresponding insurance. The sale or consumption of alcohol is prohibited on the beach.

Security - The lessee will be required to provide security sufficient to manage the proposed activities. The U.S. Park Police oversee park related activities and should not be relied upon to manage security issues at the Leased Premises.

Security Systems - The facilities must be monitored by a security camera system which monitors the buildings and surrounding areas. The cost of the equipment, installation, and monitoring is the responsibility of the Lessee. The installation of the security system requires prior NPS approval to ensure the method and manner of installation are consistent with the SOI Standards.

Storage Area - The Lessee will be required to designate an area within the Premises for storage space necessary in connection with the proposed activities.

Public Restrooms - The Park runs a seasonal beach operation (see operating hours below). Public bathrooms are only available during park operating hours. The Lessee should be prepared to make arrangements accordingly.

Sub-Leasing - The Lessee may issue sub-leases for use of the Premises. The NPS must review and provide written approval of all sub-leases (legal instrument) and all sub-lessees (occupant) proposed in connection with the use of the Premises prior to issuance for execution.

THE LEASE (CONT'D)

Restrictions

- The Lessee has no right of renewal of the Lease
- Construction of new or additional Facilities is Prohibited
- Candles and other open flames are not permitted
- In the event of a government shutdown, access to Leased facilities may not be available. The Lessees may be required to surrender keys to the facilities to the NPS until such time as the NPS notifies Lessees that access is again permitted

Operating hours - The Park is open 5 a.m.- 8 p.m. November 1 through March 31 and 5 a.m. - 10 p.m. April 1 through October 31. However, certain areas of the park are subject to different hours of visitation/operation. Riis Park, including the Riis Park Parking Lot, is open 6 a.m. - midnight.

Events expected to go past 8 p.m. November 1 through March 31, or past 10 p.m. April 1 through October 31 may require on-site supervision, the cost of which will be the responsibility of the Lessee. Noise violations may result in issuance of a U.S. District Court Violation Notice pursuant to 36 CFR 2.12 (Audio Disturbance) or 36 CFR 2.34 (a)(3) Disorderly Conduct. Activities authorized under the Lease are limited to the Leased Premises. Permits are required in connection with any event proposed outside of the Leased Premises.



Record Keeping - The Lessee must keep detailed records of costs and expenditures associated with Repair and Maintenance projects in Excel or other NPS approved format. The Lessee must provide copies of all warranties, operation and maintenance records, manuals, and schedules provided by manufacturers of materials or equipment installed on, or in the Premises.

Warranties must include a provision that all warranties are transferable to the United States. The Lessee must maintain Point of Sale records of all gross receipts and must provide them upon request annually.

- Riis Park is part of the National Park Service under the jurisdiction of the Federal Government. The U.S. Park Police have legal juris-

Historic Image of Riis Beach



CONSIDERATIONS

- diction concurrent with New York City Police Department over all activities within the park, including the Leased Premises.
- Lessees are responsible for all applicable taxes and assessments on the leased facility imposed by federal, state, or local entities.
 - Flood Maps are available at <https://msc.fema.gov/portal/search?AddressQuery=jacob%20riis%20park%20#searchresultsanchor>
 - The first floor ceiling height may limit or restrict uses in a portion of the Bathhouse.
 - Lessees are prohibited from modifying systems installed to manage the free flow of water as a result of storm surge on the first floor of the Bathhouse.
 - The selected Applicant will be responsible for compliance with accessibility requirements pertaining to the proposed use.
 - The load rating/capacity for the flat roof areas of the Bathhouse must be tested by any Lessee proposing use of those areas. It is not clear whether the roof, in its current condition, is capable of supporting significant weight if used as a restaurant seating area.
 - Investments resulting in improvements to the facilities will require certain levels of review and approval from different agency official
- Be advised that review and approvals may take months.
- Do I need to hire a professional architect or engineer?**
- Since proposals are typically conceptual, you are not required to hire an architect or engineer to submit a response to a Request for Proposals. However, if your proposal is selected, you are required to procure the services of licensed architects and/or engineers depending on the types of improvements proposed to the premises.
- DEFINITIONS**
- Architects** - Architects are (state) licensed professionals who design and evaluate buildings, site usage, site safety, and building contents.
- Historic Architects** - A licensed architect with documented historic preservation project experience meeting or exceeding the SOI Professional Qualifications Standards.
- Engineers** - Many building design functions overlap those evaluated by architects; however, engineers specialize in civil (land planning), structural, and mechanical (such as plumbing and HVAC - heating, ventilating and air conditioning, and electrical) drawings.
- Certifications** - The selected architect or engineer must be licensed and insured in the state in which the project is located.
- When will an architect or engineer be needed?**
- General Guidelines:**
- Building feasibility** - When considering rehabilitating all or part of an NPS structure, the services of a licensed architect or engineer may be required. A builder or cost estimator could do the job in some instances but if an Applicant is proposing to remove walls or modify layouts, the services of a licensed architect or engineer may be required to evaluate existing layouts or propose new ones which function well and also meet code, structural needs, and SOI Standards. If structural walls, exits, or stairs are being added, removed, or altered, stamped working drawings will most likely be required. Non-stamped schematic drawings may be adequate when this is not the case.
- As-built drawings, proposal drawings** - Drawings may not be required for routine renovations. However, for more complex projects, drawings are necessary to define scope of work, objectives and quantities.
- Code and adaptive re-use analysis** - A code analysis must be undertaken in connection with proposed rehabilitation of structures. This means an architect must review the building codes as they apply to the proposed project to determine what the project will require.
- Safety of the building** - The scope of rehabil-

itation starts with consideration of such issues as:

- Structural Conditions
- Adequate fire exits and necessary sprinkler
- Rooms with adequate light/air
- Fire hazards
- Adequate ingress/egress
- Mechanical, Electrical, and Plumbing Systems

Permits or other Notices/Authorizations to Proceed

Proceed - NPS review of Improvements or Alterations proposed in connection with the Lessee's use of the Premises is required before the Lessee may commence activities related to same. The Lessee is required to obtain written approval from NPS in the form of a Notice to Proceed or similar written authorization. The Notice to Proceed or similar written authorization may contain terms and conditions necessary and appropriate for the construction of the Improvements or Alterations. The Notice to Proceed or similar written authorization may be issued by the GATE Chief of Facility Management or his designee.

NPS 2015 Restoration

Gateway began rehabilitating portions of the Facilities in the fall of 2015, in a manner consistent with NPS-wide resilience practices. Restoration of the Entry Pavilion Building is complete and the building is ready for occupancy.

The restoration of the Bathhouse includes an

open space model of the first floor. A roll-up system of storefronts has been installed. The roll-up system emulates the historic fabric, but includes a flow-through design to account for storm surges or flooding. The Sandy recovery scope of work also included some brick replacement as well as brick re-pointing and related small repairs.

The Lessee will be responsible for interior finishes in the Bathhouse, which must be comprised of materials that resist water and wave action, similar to the subway tile finishes used by NPS in the repair of the Entry Pavilion Building.

Electrical and utility repairs were made throughout the Facilities. Repairs to the Promenade, playground, and accessible parking lot have also been made since 2015.

Applicant Proposed Modifications to the Facilities - The Lessee may be required to appear before the NPS Development Advisory Board (DAB). This board meets quarterly and evaluates the scale, scope and viability of projects above certain thresholds. Investments in the Facilities will require certain levels of review and approval from different agency officials.

NPS review and approvals may take months. The park will work with the Lessee to anticipate, plan for, and minimize the length of necessary reviews. Leases cannot be executed until DAB and all other NPS required approvals are ob-

tained and compliance review has been completed.

Authority

The National Historic Preservation Act, 54 U.S.C., Sections 306121 and 306122, and the National Park Service General Leasing Authority, 54 U.S.C., Section 102102, authorize the NPS to lease federally owned property within boundaries of the park. This RFP is issued under the authority of 36 CFR, Part 18. This RFP and the offered Lease are subject to and incorporate all terms and conditions of Part 18 as applicable. In the event of any conflict between the terms of this RFP and Part 18, Part 18 controls.

Site Tour and Additional Information

Site tours will be scheduled upon request. To schedule a site visit or for more information, send questions via email to Gateway_BMD@nps.gov or by mail to:

**Gateway National Recreation Area
Business Management Division
210 New York Ave,
Staten Island, NY 10305**

Responses to all submitted questions will be compiled and released in the format of a Q&A document.



THE COMPETITION

Overview

A National Park Service evaluation panel will review all responses resulting from this RFP. The panel will be assisted by technical consultants, as appropriate. Proposals which do not meet previously identified requirements will be considered non-responsive and eliminated from further consideration. NPS will select the "best responsive" proposal based on criteria outlined on Pages 17-21.

Criterion 1 - Use

Compatibility of the proposals with the intended use of Leased Premises.

NPS Objective - NPS is interested in encouraging an extended operating season and year-round use of the Leased Premises. Applicants are invited to propose activities and compatible uses such as, but not limited to the following:

- A Bathhouse that includes showers, lockers, and retail offerings
- Restaurants or other food and beverage opportunities;
- Entertainment and play areas;
- Educational/art event space;
- Mixed Use which includes residential, studio, or similar use;
- Retail opportunities;
- Day camps;
- Courtyard performances; and
- Farmers Markets

REQUIRED RESPONSE

Provide a detailed description of the proposed use.

Criterion 2 - Financial & Rent

Offerer's financial capability to carry-out the terms of Lease and amount of rent offered.

NPS Objective - Applicant must be capable of making the financial investment required for the level of service proposed. The Applicant should identify the amount of rent the Applicant is willing to pay. NPS is required by law to obtain Fair Market Value Rent. Rent must be supported by a third party appraisal obtained by the Applicant. The appraisal will be fully addressed in the terms of a corresponding Letter of Intent (LOI) negotiated between NPS and selected Applicant prior to execution of the Lease. The appraisal shall consider any restrictions particular to the proposed use of the Premises.

The LOI will identify any additional actions required by the potential Lessee or Lessor to complete due diligence necessary to execute the final Lease.

REQUIRED RESPONSE

Submit documentation identifying source and availability of funds for estimated investment costs through bank statements, bank financing commitment letters, or similar documents as described in the attached Financial Forms. Applicant is required to submit a credit report dated

within 30 days of the submission.

Applicant will be required to describe start-up costs needed to undertake the project. Applicant will identify personal property investments to be made, including all furniture, fixtures, and equipment (FF&E) proposed in connection with this opportunity. Instructions and corresponding Financial Forms are attached.

Applicant must identify the amount of annual rent the Applicant proposes to pay. Rent payment schedule will be negotiated with selected Applicant. To obtain the necessary appraisal, Applicant will coordinate with NPS and the Department of Interior's Office of Valuation Services (OVS). The amount of rent offered must be entered on the appropriate Financial Forms attachment.

The value of Improvements made to the facilities by selected the Applicant may be amortized over the term of the lease at the discretion of the NPS.

Criterion 3 - Experience

Experience of the Offeror demonstrating managerial capability to carry out terms of the lease. NPS Objective - Adaptively reuse historic structures.

REQUIRED RESPONSE

Describe the experience that demonstrates your capacity to manage and operate the Leased

Premises in accordance with the use proposed.

Criterion 4 - Sustainability

Ability and commitment of Offeror to conduct activities within the park area in an environmentally sustainable manner through energy conservation, waste reduction, and recycling (among other programs and actions).

NPS Objective - NPS seeks a Proposal that offers eco-friendly alternatives. Please visit http://www.nature.nps.gov/climatechange/docs/NPS_CCRS.pdf

Applicants should include the use of Energy Star or similar efficient appliances, and incorporate environmentally friendly green products in their operations. Applicants should take into account climate change risks, flood mitigation efforts, and storm preparedness plans that address the potentially vulnerable location.

REQUIRED RESPONSE

Applicants must provide a description for managing and using the property in an environmentally enhancing manner through programs and actions proposed, energy conservation, waste reduction, and recycling. As part of this criterion, a storm preparedness plan must be submitted.

Criterion 5 - Preservation

The Facilities are designated historic property; the compatibility of the proposed use with the historic qualities of the property is paramount.

NPS Objective - NPS is seeking a Lessee capable of assembling a competent and qualified team that has a proven track record of successful historic rehabilitation projects similar to those described here, and consistent with all described requirements.

REQUIRED RESPONSE

Submit description of how the building will be preserved and maintained.

Evaluation and Selection

All proposals will first be screened for adherence to requirements of this RFP. NPS will not consider non-responsive proposals. A non-responsive proposal is a proposal that was not submitted timely or fails to meet the material terms and conditions of this RFP as determined by NPS.

Additional Information and Modification of Proposals

NPS may request additional information or written clarification of a proposal from any Applicant after the submission date. Otherwise, proposals may not be amended after the submission date unless NPS permits it. NPS may not permit amendment of a proposal unless all Applicants are given an opportunity to amend their respective proposals.

Confidential Proposals Considered Public Documents

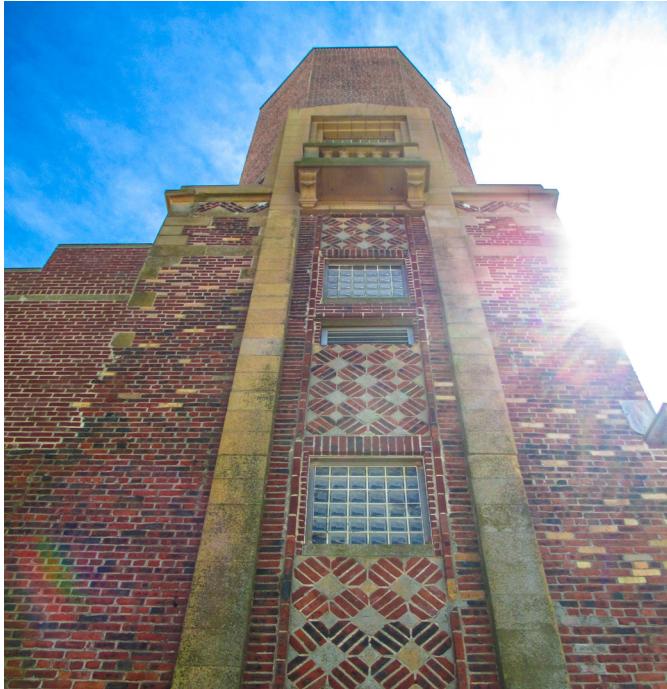
Information contained in any proposal submit-

ted in response to this Request for Proposals may be disclosed by NPS to any person, upon request, to the extent required or authorized by the Freedom of Information Act (5 U.S.C. 552). If you believe that your Proposal contains trade secrets or confidential commercial or financial information exempt from disclosure under the Freedom of Information Act, mark the cover page of each copy of the proposal with the following legend:

"The information specifically identified on pages of this proposal constitutes trade secrets or confidential commercial or financial information that the Applicant believes to be exempt from disclosure under the Freedom of Information Act. The Applicant requests that this information not be disclosed to the public, except as may be required by law."

Please be sure to specifically identify what you consider to be trade secret information or confidential commercial or financial information on the page of the proposal on which it appears. The Applicant must mark each such page with the following legend: "This page contains trade secrets or confidential commercial and financial information that the Applicant believes to be exempt from disclosure under the Freedom of Information Act, and which is subject to the legend contained on the cover page of this proposal." Information so identified will not be made public by NPS except in accordance with law.





PROPOSAL PACKAGE

NPS does not warrant and assumes no liability for the accuracy of the information provided in this RFP.

NPS requires clear and concise answers. Please respond fully and accurately to all questions/requests and label all responses accordingly. If required information is not provided, the proposal may be determined non-responsive and will not be evaluated further.

Applicants should submit proposals via email, U.S. postal mail, FedEx or hand delivery. If Applicants submit a response by any method other than email, the package needs to contain two paper copies of the proposal, as well as a CD-

DVD or memory stick containing a PDF of the entire proposal and including all spreadsheets associated with the required attachments.

Required Documents

All proposals, regardless of the method of submission, must be accompanied by a transmittal letter signed by a principal of the organization or entity responding to this RFP. Hard copy submissions must be printed double sided on 8-1/2" x 11" paper. Proposals delivered by any method other than electronic mail must be enclosed in a sealed envelope and the face of the sealed envelope must state the Applicant's name and address. Proposals should be submitted to:

**Superintendent
Gateway National Recreation Area
210 New York Avenue
Staten Island, New York 10305
Attention: Bathhouse RFP**

Proposals submitted via email can be sent to:

Gateway_BMD@nps.gov

All proposals must be received by March 9, 2017.

Proposals must be received at the designated address by the specified deadline in order to be considered. NPS will not consider proposals postmarked prior to the deadline which are not received by NPS by March 9, 2017.

Proposals should be organized with the same format and numbering system as this RFP and should contain clear, concise answers that address all questions and criteria.

Applicant Identification

Proposals must include the following information for any Applicant(s) involved and all principals of any corporate entity seeking to operate the Facilities:

- Name of individual
- Title
- Address
- Phone number and email address of primary contact person

If the Applicant is an entity, provide names and contact information of each partner, proprietor or controlling principals. Proposals must also detail the nature of the Applicant's corporate entity or partnership whether existing or proposed.

Applicants should also provide:

- Relevant/related professional licenses or special skills/designations

Proposal

- Responses to Criteria 1 through 5
- Supporting documentation
- Proposal not to exceed twenty-five (25) pages, not including attachments
- Completed Attachments

ATTACHMENTS & DRAWINGS

- A. Sample Lease
- B. Transmittal Letter Template
- C. Financial Form Instructions
- D. Financial Forms
- E. Plans/Specs*
- F. Jamaica Bay Ethnographic Overview and Assessment

NPS reserves the right to reject any or all proposals, to terminate Lease negotiations at any time prior to executing a final lease, or to discontinue the solicitation without penalty or liability.

NPS will not return materials submitted in connection with this RFP.

*Plans and Specs should not be considered "as-built" drawings. Actual site conditions may have varied may have finished product. May differ from the plans as shown. Applicants should conduct their own independent assessments.





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