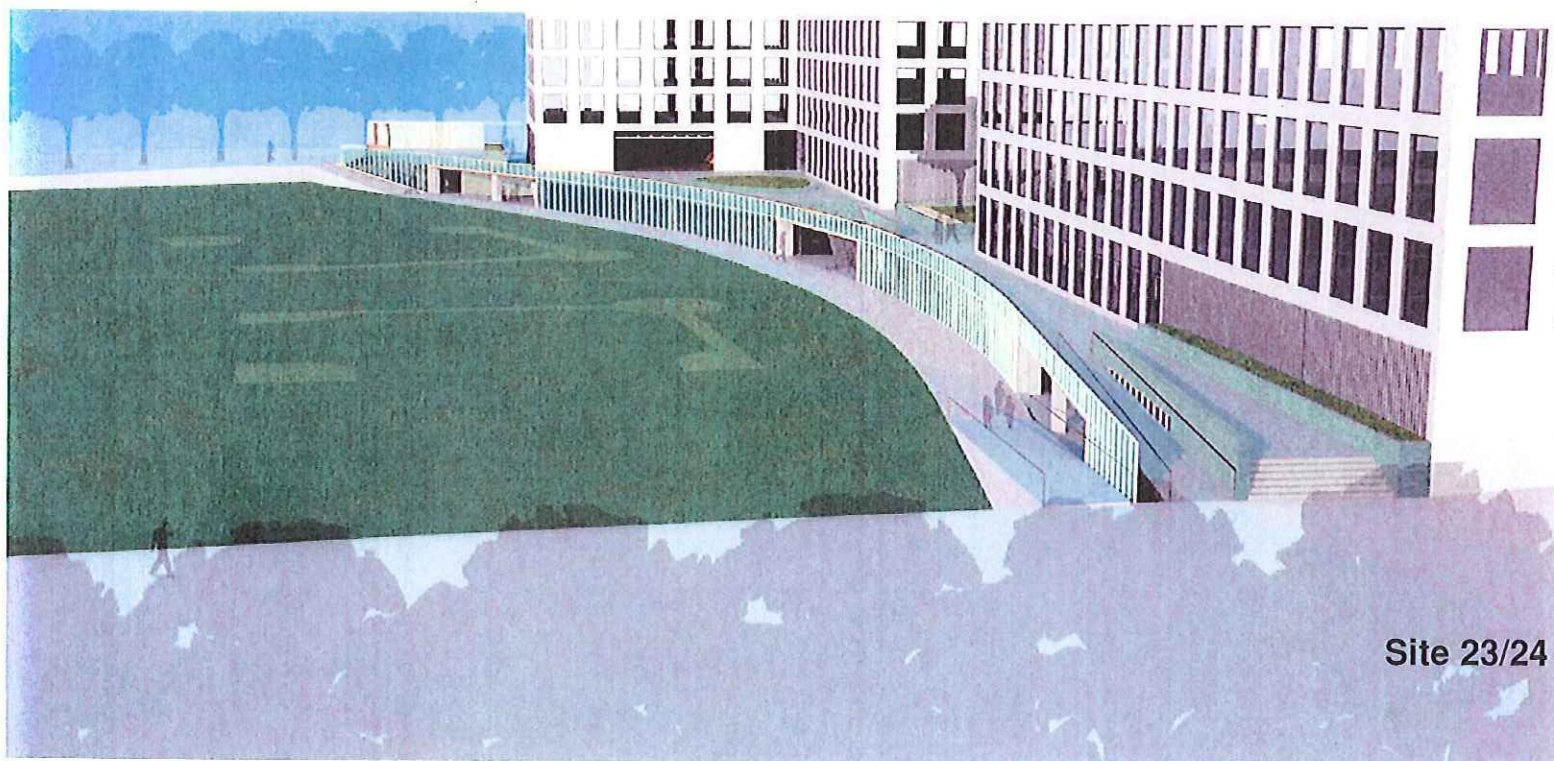


# Seasonal Skating Rink On Sites 23/24

## Request For Proposals

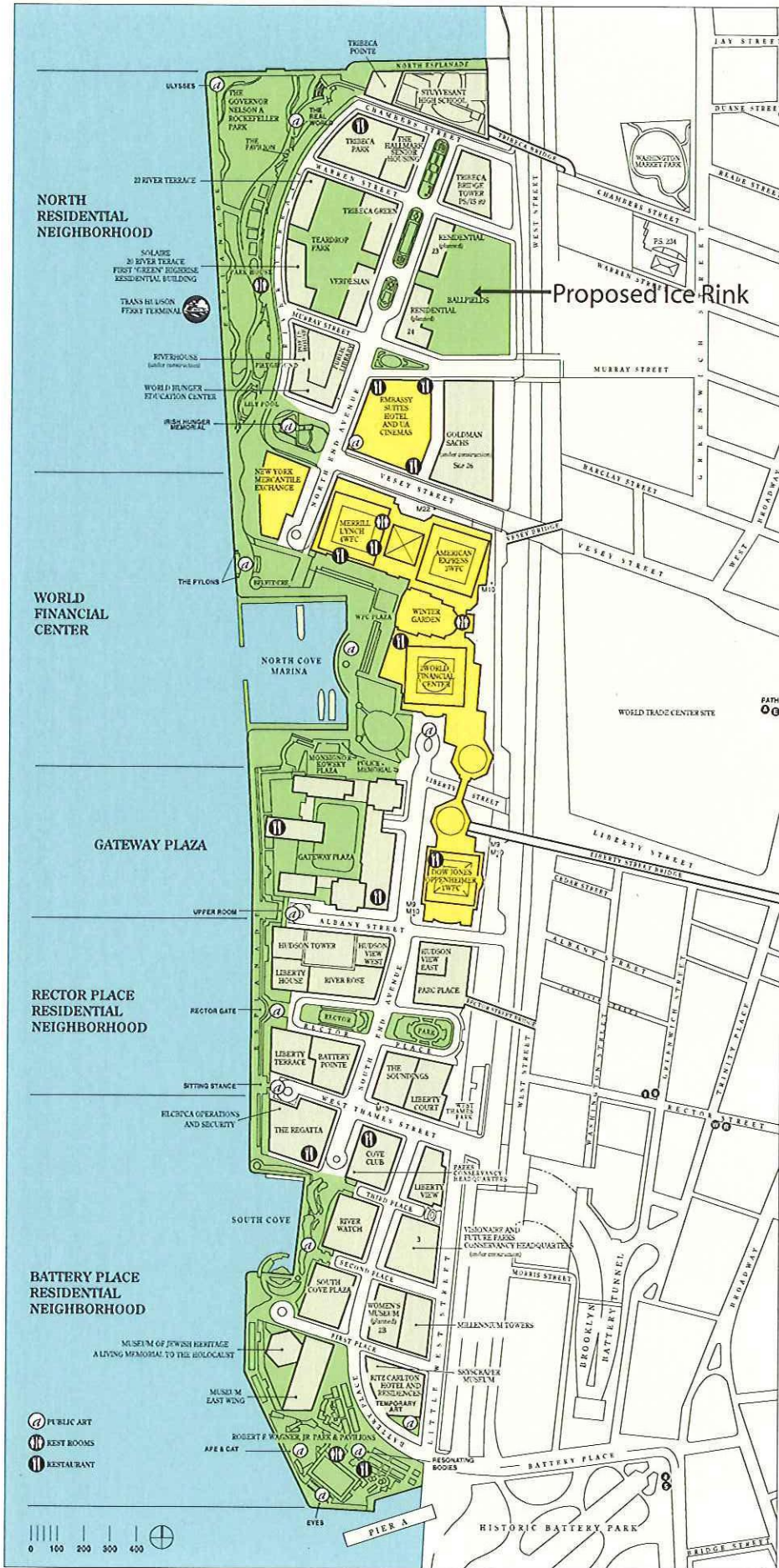
**HUGH L. CAREY  
BATTERY PARK CITY AUTHORITY**



**August 2010**



# BATTERY PARK CITY



## Introduction

Battery Park City Authority, a public benefit corporation created under the laws of the State of New York, wishes to retain an operator to set up and run a skating rink on the Ball Fields on Sites 23/24 in the North Neighborhood of Battery Park City. The Ball Fields are used for baseball in the spring, free play in summer and soccer in the fall. The goal of the skating rink is to extend the use of the Fields and provide winter sports opportunities for the residents of lower Manhattan. The Authority expects the skating rink to be open during the winter season.

Currently, there is natural turf on the fields. Next year (after skating season and baseball season) the fields will be resurfaced with artificial turf. During the first skating season, the skating rink will operate from December through February so that sod can be laid by March 1, allowing the Fields to be ready for the Little League season which starts in early April. Once the artificial turf is in place, it is expected that the season will be longer.

On the basis of the proposals submitted, the Authority will select an operator to assume full responsibility including liability for the set up and operation of a 20,000 square foot skating rink during the winter season, for a period of not less than three and not more than six years. A pre-bid conference and site tour will be held on August 19 at 3pm. Proposers are encouraged to attend.

All inquiries regarding this RFP should be directed to:

Sharon Wade  
Planning and Design  
Battery Park City Authority  
1 World Financial Center  
New York, NY 10281  
212 417-4375

The designated contact for questions regarding Affirmative Action:

Anthony Peterson  
Project Associate, Affirmation Action  
Battery Park City Authority  
1 World Financial Center  
New York, NY 10281  
212 417-2337

Proposals in response to this RFP are due by the end of the day on September 24, 2010.



## **Sites 23/24**

Ball Fields were built in 1993 on two vacant development sites, Site 23 and Site 24 and an unused street, Park Place West, as an interim use during an economic downturn. Because of a significant increase in the residential population and the dearth of recreation space in lower Manhattan, the Authority decided to make the Fields permanent. In 1999 the Authority got a zoning change to de-map the street and make the planned buildings on Sites 23 and 24 more compact so that the Ball Fields could become part of the Authority's permanent park system. The Master Plan for the reconfiguration of buildings was done by Hanrahan+Meyers and the Ball Fields were planned and designed by the firm HOK.

In 2007 the Authority designated the Milstein Brothers as developers of the two residential buildings. Site 23, will have 225,000 square feet of residential space in a 230 foot high tower. Site 24 will have 345,000 square feet of residential area in a 320 foot tower. There will be a 55,000 square foot community center in the base of the two buildings, designed and built by the Authority. The community center will be accessed from North End Avenue. It is expected that the project will be completed in late 2011.

Construction of the buildings began in May of 2008. In order to facilitate construction, a construction fence was erected on the western edge of the Fields and the orientation of the baseball fields was changed so that homeplate is near the eastern edge. The Authority would like the skating rink to operate during construction and after completion of the building project.

## **Phasing**

The first phase of the skating rink project will be during the construction period for the buildings while the surface of the fields is natural grass and the construction fence is in place. Operator will be responsible for ensuring minimal compaction during the skating season and for re-sodding after the season.

In the second phase, the construction fence will be gone and the surface of the fields will be artificial turf. Operator will be responsible for protecting the artificial turf during the season. An example of TerraTrak, an acceptable protective system is attached.

## **The Site**

The Ball Fields Site is located in the North Neighborhood of Battery Park City. It is bounded on the north by Warren Street, on the east by West Street, on the south by Murray Street and on the west by the Site 23/24 building sites.

The Site currently contains approximately 90,800 square feet.

## **Access**

During phase one, access by the public to the rink and most of the ancillary activity, should be located as close to West Street as feasible. During phase 2, access should be from North End Avenue.

## **Utilities**

The BPCA has installed utility systems. The electrical CAM-LOK connections are located at the southeast corner of the site. Two (2) 800Amps@277/460V, and one (1) 200Amps @120/208V of power are dedicated for the operator's use at his own expense.

## **Water System**

New York City water is available to the operator at his own expense. The buildings will have an internal water treatment plant. Once construction is complete, recycled water from the buildings should be used, if feasible.

## **Program**

The skating rink will be a community facility, but it should operate without an Authority subsidy. The Authority believes that the cost to the public should be reasonable.

The rink should be open to the public a minimum of seven hours a day during the week and twelve hours on weekends. Hours can be determined by demand.

Ancillary activities, such as skating lessons, skate rental and food sales will be up to the discretion of the operator, and with the approval of the Authority.

## **Form of Proposal**

State the name, address and telephone number of the proposer and the name of a representative authorized to act on its behalf.

State the name addresses and telephone numbers of at least three commercial or institutional credit references.

List similar projects that the proposer has been responsible for with pictures and contact information for references.



Affirm proposer's agreement to comply with the Affirmative Action and Affirmative Fair Marketing Program, and include a list of possible opportunities for MBE and WBE participation.

Give a narrative description of the project, including the anticipated target market, how the rink will be used, how the rink will be marketed, the types of ancillary uses that are proposed, and the personnel required to achieve the proposed uses.

Give a technical narrative explaining how the skating rink will be installed, how it will be operated, how it will be dismantled and how the fields will be restored. There should be Phase 1 and Phase 2 descriptions.

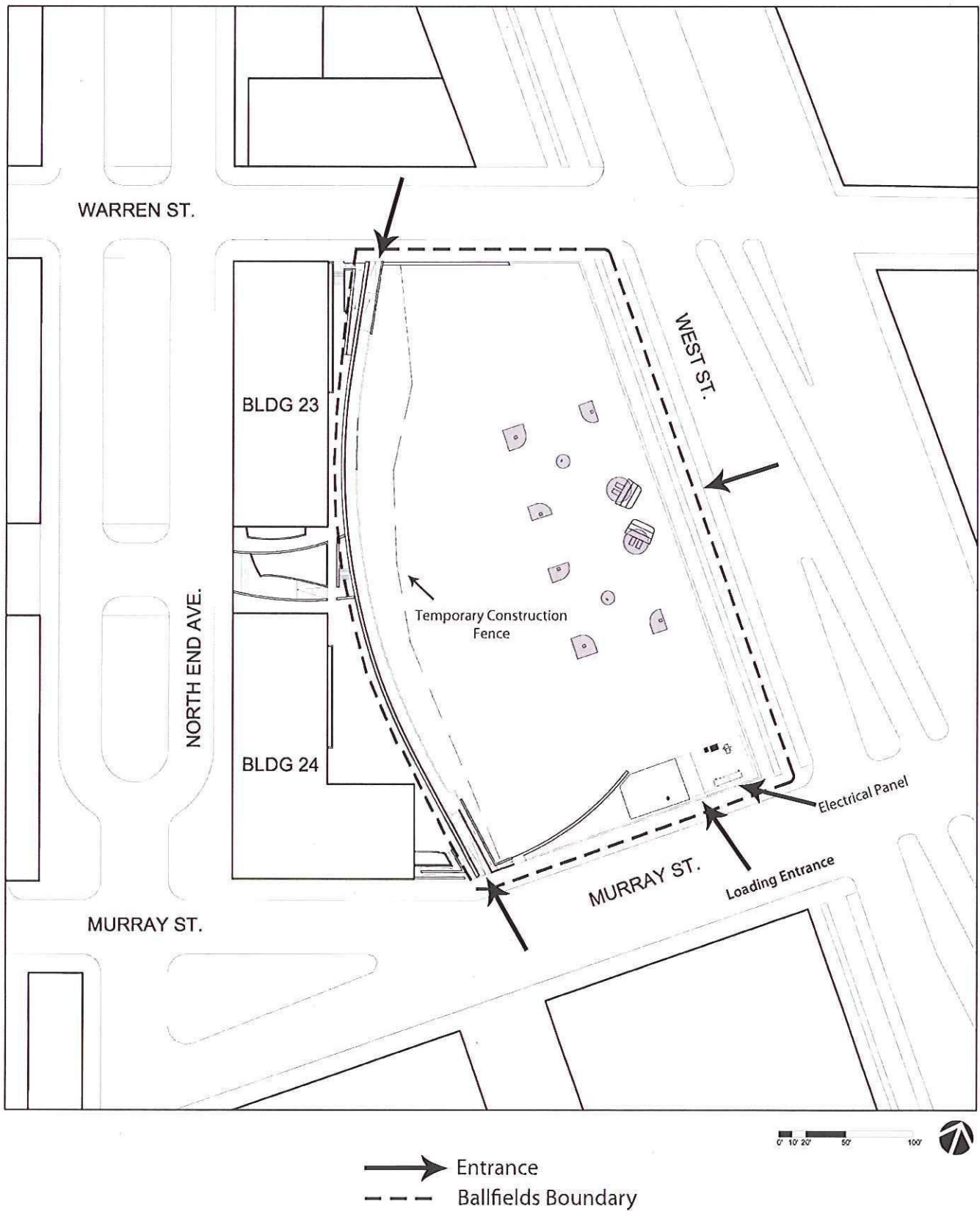
Show basic layout of rink with all proposed ancillary services.

Give a timeline of all actions which are necessary to open the rink.

Mandatory forms packet must be filled out for consideration. The forms can be found at: [http://www.batteryparkcity.org/pdf\\_n/Mandatory\\_Forms\\_Packet.pdf](http://www.batteryparkcity.org/pdf_n/Mandatory_Forms_Packet.pdf).

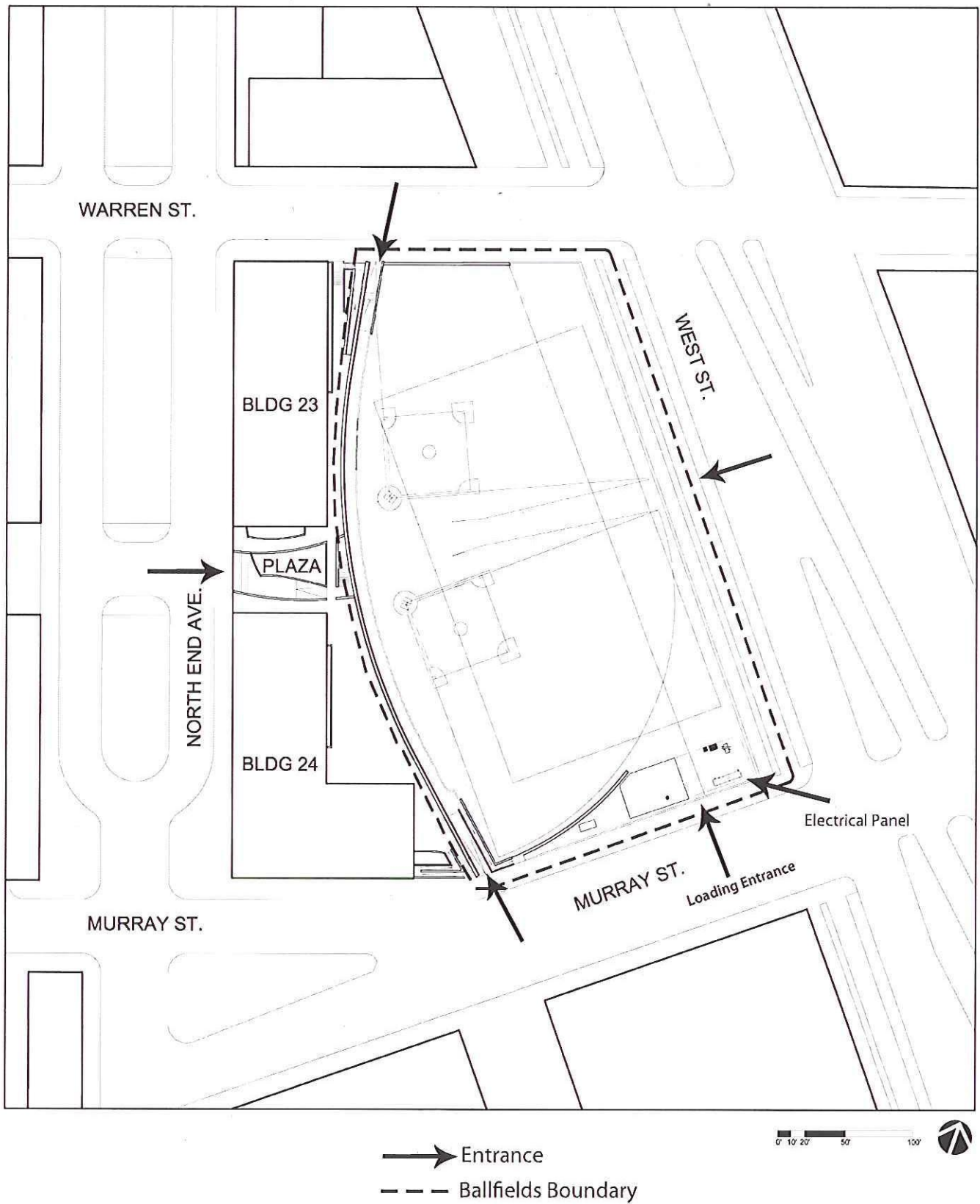
## **Financial Proposal**

Please submit a six-year proforma for the project. Identify all sources of revenue and any subsidizations, or sponsorships which will be required.



## Site Plan

### Battery Park City Ice Rink Phase 1



## Site Plan

## Battery Park City Ice Rink Phase 2



# TERRATRAK

DETAILS	SPECIFICATIONS
Size Per Tile	(4' x 4' x 1.5")
Usable surface	3.66' x 3.66" = 13.4 square feet
Tiles Per Sheet	2
Size Per Sheet	4' x 8'
SF Per Tile	14 sq ft of usable surface
SF Per Sheet	27
Sheets Per Pallet	24
Tiles Per Pallet	48
SF Per Pallet	648
Weight Per Tile	44 lbs
Weight Per Sheet(of 2 tiles)	88 lbs
Weight Per Pallet (100 lbs for pallet weight included)	2112 lbs
Height Per Pallet (including 5" for pallet height)	41"
Pallets Per Truck (48' flatbed stacked 2 pallets high)	20
Fully Loaded Weight Per Truck	45,200 lbs
Flatbed height from ground(+/-)5'. Height of 2 pallets + 1.5" crown=7'11.5".(5'+7'11.5"=12'11.5") Load is under <u>legal</u> height of 13.5'.	
Tiles Per Truck	960
Usable SF Per Truck	12,860
Point Load/Spread Load	450 lbs PSI / 64,800 lbs PSF
Temperature Range	-4°F to 113°F
Cleaning	High pressure cold water spray washer (2500 PSI or greater)
Method of Manufacture	Structural foam injection moulded
Fire Requirements	See Separate Fire Test Report (available upon request)
Colors	Standard Grey / Translucent White
Material	Polypropylene
Warranty	1 year (excluding camlocks)

## TERRATRAK PROTECTIVE SYSTEM

