

EMILY WARREN ROEBLING PLAZE SEASONAL ICE-SKATING RINK CONCESSION

REQUEST FOR PROPOSAL

AMENDMENT #1

April 24, 2023

RESPONSES TO QUESTIONS RECEIVED

The following responds to questions and requests for clarification that have been raised concerning the above-referenced RFP and should be considered an addendum to the RFP. Questions were received via email and at an information session.

1. Can you supply a CAD file for the area?

In order to receive a CAD file please fill out the liability waiver form that has been uploaded to the City record listing and send it back to dlowin@bbp.nyc.

2. Are the pink back of house vendor areas marked in the plan for the ice rink operator or are those other vendors?

The pink back of house vendor areas are intended for the rink operator.

3. Who is responsible for utilities costs? What is the cost for electrical and water supply?

The selected Respondent will be responsible for paying all electrical utilities costs. The site will be directly metered or sub-metered and passed on directly to the concessionaire. BBP makes no representations regarding the electrical costs. There is no charge for water supply.

4. Is there an opportunity to widen/ expand the site at all?

If you find that it is necessary to widen or expand the site by small amounts in order to accommodate circulation paths, please indicate that in your response. Large deviations from the permitted site boundaries will not be considered.

5. Has BBP received a zoning override as anticipated under the 2005 EIS? If so could you provide specifics of any such override?

BBP has received specific zoning overrides for certain areas in the Park as needed. To date, we have not received a zoning override for this site. BBP does not believe that a zoning override will be necessary for two reasons. First, this site is zoned M2-1. In this zoning district, Use Group 13 is an as-of-right permitted use for outdoor amusements, which would include this ice rink. Second, BBP does not believe that the permitting process for a seasonal outdoor ice rink would require zoning review. If a zoning override is required, BBP will work with the selected Respondent to acquire it from the relevant entity.

6. Please confirm whether or not Alcoholic beverage sales will be permitted?
BBP does not intend to allow sale of alcoholic beverages as part of this concession. While BBP reserves the right to permit alcoholic beverages on site in the future, Respondents should prepare their proposals assuming that alcoholic beverage sales are not permitted.
7. In the event that there's any information in the proposal that the respondent would like to be withheld as confidential in the event of a FOIL request what is the process for indicating as such?
In the event that BBP receives a FOIL request concerning your submission, BBP's FOIL officer will reach out to you at that time to give you an opportunity to indicate which parts of the proposal you would like to keep confidential and the rationale for withholding it prior to disclosing any such information.
8. What should we do if we believe that the electric capacity provided on site is not sufficient to provide enough power for the chiller that would be necessary for a 10,000 SF rink?
BBP believes that there is enough electrical capacity on site to support a 10,000 SF ice rink. Respondents who do not believe this is the case should include an explanation of why they do not believe that the provided electrical capacity is sufficient. Respondents should propose an ice rink that they believe could be supported by the existing supply. They may also include an option for a 10,000 SF rink that includes additional power generators and sites those generators on site.
9. What is the minimum/maximum size for the ice rink? Is the ice rink pavilion square footage included in the 31,000 SF site?
As described in the RFP, the entire site consists of the approximately 31,000 SF area shown on page 5, plus the two smaller back of house spaces shown in pink on that same page. All elements of the concession must be contained in this area, including the ice rink surface (called the "ice-skating rink pavilion" in the RFP) which should be between approximately 7,500 to 10,00 SF, and any other supporting uses such as a ticket booth, food service or skate rentals.
10. Please confirm that there is a permanent drainage tie-in for a sewage line that could be used to connect temporary restrooms.
Confirmed.
11. There is a mention of "seasonal Outdoor Shops" in the RFP. Is this a component we can include in our proposal? If so does this need to be placed within the 31,00 SF area?
The "seasonal outdoor shops" referenced in the utilities section on page 13 is meant to refer to the food service kiosks included in the list of allowable components on page 1. The food service kiosks must be within the 31,000 SF Licensed Area.
12. For Ice maintenance purposes, does BBP envision the operator providing full snow melting capabilities (i.e. hot water boiler/snow melting pit) or can the operator place some/all excess snow/shavings in a dedicated area on site if necessary?

It is BBP's strong preference that the operator provides full snow melting capabilities and does not store snow/shavings on site. Please indicate in your proposal if you do not believe that you will be able to provide full snow melting capabilities.