**FREQUENTLY ASKED QUESTIONS (FAQS)**

**RIIS PARK BAY 9 EAST - 2020 REQUEST FOR PROPOSALS (RFP)**

**Updated October 26, 2020**

**Q. Will NPS consider extending the due date for the Riis Beach East Mall Building/Bay 9 and Related Facilities Request For Proposals at Jacob Riis Park, Gateway?**

1. No. NPS has met the requirement to advertise the opportunity for a period of 60 days. Any extension of the response period will interfere the park’s ability to negotiate and implement a lease in time for the next operating season.

**Q. What is underneath the corrugated sheet metal gratings at the Bay 2 pad?**

1. Prior to Superstorm Sandy, Bay 2 had natural gas, water and sewer lines going underneath. Those utilities are no longer functional.

**Q. Is there an underground path between the Bathhouse and Bay 9?**

1. No.

**Updated October 15, 2020**

**Q. Can we extend the concrete slab at Bay 14 so that it can accommodate two containers?**

1. No. NPS cannot authorize expansion of the concrete slab.  The Lessee will have to size operations to the existing scale.

**Q.  Will NPS consider use of portable bathrooms, provided by and attended to by the Lessee, during the summer and shoulder seasons?**

A. No.  Lessees should work with the Jamaica Bay Unit staff to ensure bathrooms are available during all hours in which the Lessee is open to the public.  Lessees should consider converting a portion of the Leased Premises for use as public restrooms.

**Q.  Will NPS allow year-round use of all locations identified in the RFP?**

1. NPS will consider allowing year-round use of all locations identified in the RFP.  Please note, seating will be limited to land assignment areas identified in the RFP.  Additionally, park restrooms are not open on a year-round basis.

**Q.  Can the Lessee implement recycling programs in connection with its obligation to secure trash removal services?**

 A. Yes.  We encourage Lessees to implement recycling programs in connection with the use and occupancy of the Premises.

**Q.  Can the Lessee implement composting programs in connection with its obligation to secure trash removal services?**

1. No.  Composting programs may not be implemented without review by and approval from the park’s Division of Resources.  Notwithstanding, Applicants are free to include composting efforts as part of their proposals.

**Q. Can the Lessee assume responsibility for trash removal along the entire Boardwalk?**

 A. No.  The Lessee may only (and must) assume responsibility for trash removal in the areas assigned under the Lease.  Please note, the Lessee will responsible for trash removal along the Boardwalk in connection with any push-cart and pop up vending authorized by NPS.

**Q.  Can areas outside of the assigned lands be used for civic & arts purposes (including, but not limited to, art installations, community gardens, movie nights etc.)?**

 A.  No, the park has not included these areas for activities under this solicitation. The park has the ability to enter into a separate Agreement in support of free Interpretive and Educational Programs.  However, the selected Applicants are permitted to provide programming and activities within the Leased Premises.

**Q. Is NPS willing to enter into a partnership to streamline Riis parking lot operations?**

1. No.  This leasing opportunity is limited to Bays 9, 2, 6, and 14.

**Q. Will NPS consider the sale of beer and wine at Bay 2?**

 A. No.  NPS will not authorize the sale of any alcohol at Bay 2.

**Q. Would it be possible to send a higher resolution copy of the image at the top of page 4 of the Riis Park Bay 9 East RFP?**

1. Yes. See attached pdf.

**Updated September 23, 2020**

**Notice to Applicants**

**This Request for Proposals (RFP) has been revised 09-23-2020 for clarification.  The revised RFP can be found here:  https://www.nps.gov/gate/getinvolved/upload/Riis-Park-Bay-9-East-RFP\_for-posting\_508-Compliant\_Responses-Due-Nov-6.pdf.**

**Q. Will the NPS publish (make available) the contractor's recommendations that led you to the $160,000 repair costs?  Or can they provide the estimates for each listed repair?**

1. No.  Prospective bidders should not rely on government estimates, should undertake their own independent inspection, and should obtain their own reliable cost estimates.

**Q. Is there a deadline for improvements requested?  Must they be completed before the initial spring opening?**

1. Yes.  Life/safety issues, if any, must be identified by the Applicant, and must be addressed immediately prior to commencing operations under the Lease.   Otherwise, required Improvements should be completed by the end of the second lease year and must be completed prior to the expiration of the Lease.

**Q. Can food trucks stay overnight at Bays 2 and 14?**

1. Yes. Use of food trucks (or Conex trailers retrofitted for sale of food and beverage) is permitted at these locations for the duration of the summer season but must be removed annually.

**Q. Is the Wi-Fi required only for internal use or is to support public use?**

1. Wi-Fi is required in support of the authorized activities.  Wi-Fi should be installed/made available to support the Lessee’s operations and also to allow  visitors the ability to undertake mobile sales transactions and to secure reservations.

**Q. Any restrictions on the chairs and umbrellas that may be rented daily?**

1. Yes.  Restrictions on types and sizes of such equipment can be found in the NPS Compendium, located here:  https://www.nps.gov/gate/learn/management/upload/2019-Compendium-updated-and-signed.pdf

**Q. While the West Building at Bay 9 is not included as part of the authorized area, can vending trucks (mobile) be used in front of the building as they are now?**

1. No.  The Lessee’s use of lands is limited to the land assignment identified in Attachment A to the RFP:  https://www.nps.gov/gate/getinvolved/upload/Attachment-A-Maps-and-Facilities\_508-Compliant.pdf

**Q. What are the dimensions of the area in front of Bay 9 East Building that can be used for tables?  Looks like several different areas have been used in the past.  Can additional mobile vendors be placed in this area as well?**

1. See Attachment A to the RFP:  https://www.nps.gov/gate/getinvolved/upload/Attachment-A-Maps-and-Facilities\_508-Compliant.pdf

**Q. Is sale of cold drinks or ice cream allowed on the beach?**

1. No. Sales on the beach are prohibited.  Sales are limited to the Leased Premises though customers are free to take food and non-alcoholic beverages to go.  Sale and consumption of alcohol is limited to locations approved by NPS at the Leased Premises.

**September 10, 2020**

**Q.  Is a liquor license required to sell alcohol at the Leased Premises?**

1. Yes.  Selected Applicants will have to comply with state and local liquor licensing requirements and provide NPS with copies of related approvals or authorizations.

**Q. How long is the term of the lease?**

1. The Lease terms is five years.

**Q. Can the Lessee operate year around?**

1. Yes.

**Q. Is there some sort of historic revenue reporting on file that we can use to determine the profitability of the current operator?**

1. No.  This information is considered trade secrets, or confidential commercial or financial information.

**Q.  Does NPS provide a template in order to respond to the Request for Proposals?**

1. No.  Section IV of the RFP, Section D. Proposal Submission Requirements identifies the information required from Applicants.

**Q. Do you have a specific date the FAQs will be posted?**

1. FAQs will be updated periodically.  Please continue checking the website for updates.