

## **B1060 – RFP for Hudson River Park Pier 40 Youth Baseball Facility Operator**

### **RFP Questions and Answers**

April 10, 2025

**Questions** are presented below in **bold**, with *answers* from the Trust in *italics*.

- 1. What are the field access possibilities?**
  - a. Field permitting is not linked to occupancy of the interior premises offered through the RFP and is dependent on availability. The Permittee must apply for a field permit separately. More information is provided here:  
<https://hudsonriverpark.org/visit/events/permits/#athleticfields>.*
- 2. The turf in some of the cages does not look as if it will last much longer, would we be responsible for replacing it?**
  - a. The Occupant is responsible for providing all equipment and supplies related to programming.*
- 3. Will all of the office and closets be cleaned prior to start date?**
  - a. Respondents may assume that the Premises will be broom swept prior to the start date.*
- 4. What are the Trust's expectations around program scale (min/max number of children served per year, etc.)**
  - a. The submission should include a description of the core youth Baseball program(s) provided by Respondent by season. For each type of youth baseball activity offered each season, the Proposal should identify the total number of hours and should estimate the approximate number of children served. As noted in the RFP, the Trust expects that in lieu of paying rent, the Permittee will conduct and promote affordable, year-round youth Baseball programming at a scale for children at all skill levels on a continuing basis.*
- 5. Is there flexibility in offering combined baseball and softball programming, or is there a primary emphasis on baseball only?**
  - a. Yes, the Trust welcomes softball programming as well as baseball programming.*
- 6. Can additional uses (e.g., sports performance training, educational workshops) be proposed if they support youth athletic development?**
  - a. The intent of the RFP is to serve the public with affordable youth baseball and softball opportunities, youth baseball and softball after-school programs, and indoor youth baseball training activities. Respondents may propose additional accessory uses as described in the RFP.*
- 7. What are the expectations for community partnerships (e.g., with schools or other nonprofits)**
  - a. This would be determined by the Respondent. The submission should include an identification and description of any other core users that would be served by the Respondent, such as relationships with specific baseball leagues or schools. Respondents should indicate the amount of time proposed for each such entity per*

season, also with identification of the approximate number of children served for each.

- 8. Are there any usage restrictions on certain days/times (e.g., for other tenants or facility maintenance)? Does this include outdoor space.**
  - a. *The permittee may propose operating hours consistent with proposed uses. Hudson River Park is closed to the public between 1:00am-6:00am daily. No outdoor space is included in the premises.*
- 9. What is the current condition of the space, and are there known issues (e.g., HVAC, lighting, flooring) that might require immediate investment?**
  - a. *Respondents will need to make their own assessments based on proposed uses and operations. The Premises is offered as is.*
- 10. Will any capital improvements be allowed by the operator, and if so, will approval from the Trust be required?**
  - a. *Any structural improvement or other physical work would need to be approved in writing by HRPT prior to the work commencing.*
- 11. Who is responsible for utilities, insurance, cleaning, and facility upkeep?**
  - a. *Insurance, cleaning and facility upkeep would be the responsibility of the Permittee. Utilities infrastructure will be the responsibility of the Trust. As noted in the RFP, the Trust expects that the Permittee will contribute \$275.00 per month, referred to as the "Usage Fee," towards utilities and other common services charges.*
- 12. What performance metrics or benchmarks will determine eligibility for renewal options?**
  - a. *Other than compliance with all terms of the Permit, the Trust's approvals of each Extension Period will be also be informed by the Permittee's continuing demonstration of public benefit warranting use of public space at no fee in lieu of rent and meeting public participation and community benefit objectives.*
- 13. Is there any required reporting (e.g., attendance, financials, community benefit reports)**
  - a. *This information is provided in the RFP.*
- 14. Can revenue-generating programs be used to subsidize public access, and is there a cap or percentage limit on such programs?**
  - a. *This information is provided in the RFP.*
- 15. Are there any hidden costs or required contributions (e.g., insurance types, staffing levels, security, administrative fees)?**
  - a. *As stated in the RFP, there is an annual Permit Fee of One Dollar (\$1.00), monthly usage fee of Two Hundred Seventy-Five Dollars (\$275.00), and a Security Deposit in the amount of Five Thousand Five Hundred Dollars (\$5,500.00) which shall be returned to the Permittee at the expiration or termination of this Permit if the Permittee complies with the terms of the Permit. Similarly, insurance requirements are outlined within the RFP. Respondents should include a staffing plan in their proposals.*
- 16. Is there potential for multi-sport or cross-seasonal partnerships beyond baseball/softball (e.g., clinics, special events)**

- a. *As more fully described in the RFP, the Trust's intent is to serve the public with affordable youth baseball and softball opportunities. Respondents may propose additional accessory uses as described in the RFP.*

**17. Can the Permittee collaborate with the Trust on fundraising or grants to improve or expand the facility/programming?**

- a. *Respondents should provide clear descriptions of all programming that would take place beginning at inception, inclusive of any investment by the Permittee needed to undertake the programming as applicable. The Trust does not anticipate that there will be any opportunity to expand the facility at this time. To the extent that an eventual Permittee has an idea for an improvement of the space related to the provision of affordable youth baseball and softball and how such improvement might be funded, the Permittee could engage in a future discussion with the Trust at such time.*

**18. Is the Trust open to a longer-term vision or capital investment if proposed in later phases?**

- a. *No.*

**19. Last question - we are familiar with the space but perhaps not all of it. Could we get a quick walk through.**

- a. *The RFP afforded prospective respondents with an opportunity for a walk-through provided such requests were submitted no later than March 27, 2025. The optional walk-through was hosted on March 31, 2025. As of the posting of these answers there are no plans for additional walk-throughs.*

**20. Our proposal will include a complete list of programs that we intend to offer as the operator of the space at Pier 40. If something we propose is not permissible, will we have an opportunity to revise our proposal to ensure that programs fall within the guidelines?**

- a. *The Trust will review responses in accordance with the selection criteria identified in the RFP and may conduct interviews with one or more respondents. Respondents should ensure that their RFP responses address the core goals and requirements of the RFP, as the Trust will not guarantee that respondents may revise their proposals prior to selection. To the extent the Trust determines clarifications or amendments to proposals would be beneficial, the Trust may elect to provide such opportunity to one or more respondents, either before selection or as may be needed as part of the post-selection permitting process.*

**21. If there will not be an opportunity to amend our proposal in such case, could HRPT provide specific conditions that must be met in order for a program to be acceptable?**

- a. *See above.*

**22. Is the operator permitted to engage subcontractors or partner organizations to deliver certain aspects of the programming? Assuming all of those contractors or partners are managed and supervised by the operator.**

- a. *Proposals must clearly identify all proposed subcontractors and/or partner organizations, and must identify and describe proposed services or benefits/beneficiaries, the approximate number of children served by each, any and all associated fees or contributions, and the amount of time proposed for each such*

*entity per season, as well as any other information that would help the Trust understand the proposed partnership or subcontractor's relationship to the proposal response.*

**23. Do the accessory uses described within the RFP require any residual responsibilities, such as the existing storage of sports equipment unrelated to baseball? If not required, is this allowed? And if not allowed then what would be an example of related storage?**

*a. Respondent should include its proposed uses, including ancillary storage. While the primary use of the space is to support baseball programming, some limited, non-Baseball sports storage may be allowed.*

**24. Could you specify the scope of maintenance duties expected from the operator, including any existing service contracts or obligations?**

*a. Permittee, at Permittee's sole cost and expense, is responsible for keeping and maintaining the Premises in a safe and clean condition, and for the regular and prompt removal of garbage, rubbish and litter from its operations in an orderly and sanitary manner and in compliance with all laws, codes, rules and regulations. Permittee is responsible for any damages to the Premises sustained as a result of the removal of garbage, rubbish or litter.*

**25. What are the specific insurance coverage and liability protections that the operator must maintain throughout the term?**

*a. Please see Exhibit 4 of the RFP for all insurance and liability requirements.*

**26. What criteria will HRPT use to assess the operator's performance concerning community benefits and public participation? Are there KPIs defined that could be shared with us?**

*a. As noted above and in the RFP, the Trust expects that in lieu of paying rent, the Permittee will conduct and promote affordable, year-round youth Baseball programming at a scale for children at all skill levels on a continuing basis.*

**27. Beyond performance metrics, are there additional conditions or benchmarks that must be met for the renewal options to be granted?**

*a. See response to No. 12 above.*