



TOWN OF NORTH HEMPSTEAD

REQUEST FOR EXPRESSIONS OF INTEREST

FOR

**CONCEPTUAL PLAN FOR A RESTAURANT FACILITY AT
NORTH HEMPSTEAD BEACH PARK**

TNH124-2014

**TOWN OF NORTH HEMPSTEAD
OFFICE OF THE SUPERVISOR**

**220 Plandome Road
P.O. Box 3000
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Issue Date: December 10, 2014
Proposals Due: January 30, 2015

TOWN OF NORTH HEMPSTEAD

REQUEST FOR EXPRESSIONS OF INTEREST

I. INTRODUCTION

A. General Information

The Town of North Hempstead (the “Town”) seeks expressions of interest from qualified developers for a restaurant facility to be developed and operated at the site of North Hempstead Beach Park in Port Washington, New York (the “Park”). The Town is seeking responses that include the development and operation of a state-of-the-art facility to act as a primary attractor to the Hempstead Harbor waterfront and to North Hempstead Beach Park. The Town is issuing this RFEI to review presentations regarding the feasibility of operating a restaurant at the Park, with the intention of issuing a full Request for Proposals for the development and operation of such a restaurant should the Town decide that such development is feasible and in the best interests of the Town.

The Town intends to review responses from one or more developers (each, a “Responder”).

B. General Conditions

The following conditions apply to this RFEI:

1. There is no express or implied obligation for the Town to reimburse responding firms for any expenses incurred in preparing responses to this request, and the Town will not reimburse such expenses.
2. Any inquiries concerning this RFEI must be in writing or by email and should be addressed to Deputy Chief of Staff Nicholas Guariglia at guariglian@northhempsteadny.gov. All inquiries must bear the RFEI number assigned to this RFEI.
3. To be considered, copies of a proposal must be received by the Office of the Supervisor at 220 Plandome Road, Manhasset, New York 11030 by 3:00 p.m. **January 30, 2015**. The Town reserves the right to reject any or all responses submitted.
4. To aid in its review of the responses, the Town reserves the right, where it may serve to request additional information or clarification from a Responder, or to allow corrections on non-material errors or omissions or waive non-material requirements. At the discretion of the Town, Responders may be requested to make oral presentations as part of the evaluation process.
5. The Town reserves the right to retain all responses submitted and to use any ideas in a response.
6. Submission of a proposal indicates acceptance by the firm of the conditions contained in this RFEI.
7. The Town reserves the right, as best serves its interest, to change any of the projected

dates set forth in this RFEI, including, but not limited, to the due date for receipt of proposals.

8. The Town reserves the right to reject all proposals.
9. Responses will be accepted from principals only. No brokerage fees, finder's fees, commissions, or other compensation will be payable by the Town in connection with this RFEI. Submission of a response by a Responder to this RFEI will constitute an undertaking by the Responder to hold harmless and indemnify and defend the Town from and against any and all expenses, damages, or liability (including, without limitation, attorneys' fees and disbursements) arising out of any claim for such fees, commissions, or other compensation made in connection with such Responder's response to this RFEI.

II. SCOPE AND RESPONSE REQUIREMENTS

A. Purpose

THIS IS A REQUEST FOR EXPRESSIONS OF INTEREST ONLY. This RFEI is issued solely for information and planning purposes and does not constitute a Request for Proposals or a promise to issue a Request for Proposals in the future. This RFEI does not commit the Town to contract for any supply or service whatsoever. Further the Town is not at this time seeking proposals and will not accept unsolicited proposals. Failure to respond to this RFEI will not preclude participation in any future RFP, if any is issued.

B. Goals

The goals of a potential development of a restaurant/catering facility at the Park are as follows:

- Provide for the development and operations of a restaurant and/or catering facility at the Town's North Hempstead Beach Park. The facility could be developed as a destination that can host large events as a catering hall but also be utilized as an everyday restaurant that is run during all seasons throughout the year.
- Provide for the operation of a first-class facility to accommodate tourism, public interest and all types of large catering events. Should the facility have a catering component, it should have the capability to attract weddings, birthdays, bar mitzvahs/bat mitzvahs, corporate outings and other similar events, while still being able to accommodate walk in restaurant service. The facility should also have the capabilities of promoting the venue to create business opportunities.
- Provide increased sales tax revenues for the Town with improved economic and public benefits for the Town of North Hempstead and surrounding communities.
- Be the first facility developed for an attractive multiple-use destination center with additional public amenities in a manner which is consistent with the interests of the surrounding community, and should stay consistent with the character of North Hempstead Beach Park. The Town seeks imaginative development concepts for the Site with creative open space and architectural and engineering designs.

- Finally, this facility should have some unique feature incorporated into the construction/design or operation of the facility. This unique feature should have some sort of recreational component that utilizes and highlights the natural resources of North Hempstead Beach Park and/or Hempstead Harbor

C. The Park

The Park consists of the North Hempstead Beach Park as shown on the site map attached as Attachment "A". The property is located on West Shore Road in Port Washington, New York. Schedule "A" shows two spaces where the development may be accommodated. Final space allotment and boundaries, if any, will be determined by the Town once it has received responses based on this RFEI.

A Proposer is expected to be familiar with the Site, existing land use conditions, zoning restrictions, encumbrances, and other regulations affecting further development of the Site. The Site is currently subject to certain deed restrictions and Town Board resolutions limiting the use of the Site to Public Park and recreational purposes. Use of the Site will therefore be subject to such restrictions.

D. Response Requirements

1. **Narrative.** A narrative description of the proposal must be provided in a section clearly designated "**NARRATIVE DESCRIPTION.**" It should include but not be limited to the following items:
 - i. Proposed use and development concept, including a conceptual description of the facility. The proposal must describe how the proposed use and development concept enhances and is compatible with the surrounding residential, municipal and commercial communities.
 - ii. The proposal must describe how the proposed use and/or redevelopment concept enhances and is compatible with the property and its recreational and park purpose giving particular emphasis to how the proposed recreational component could complement the public use of the North Hempstead Beach Park;
 - iii. Architectural features that comport with the recreational nature of the Park;
 - iv. Quantification of economic impact, including taxes, direct construction and permanent jobs (broken out separately) associated with the project, and other direct and multiplier effects on the economic activity of the Town. This analysis must state all assumptions and describe in detail and set forth all quantitative methods and calculations used. The analysis must also provide a description of net new revenues to the Town.

5. **Other Proposal Documents.** The Documents included in Attachment A completed, signed and notarized

III. TIME REQUIREMENTS

The following is a list of key dates up to and including the date proposals must be submitted:

RFEI issued	December 10, 2014
Deadline for RSVP for Park Visit	December 28, 2014
Park Visit	January 7, 2015
Deadline for Questions to RFEI	January 9, 2015
Responses to Questions to RFEI Released	January 16, 2015
Responses Due	January 30, 2015

The Town reserves the right, as best serves its interest, to change any of the projected dates set forth in this RFP, including, but not limited to, the due date for receipt of proposals.

IV. PROPOSAL SUBMISSION INSTRUCTIONS

Each proposal shall be prepared simply and economically, avoiding the use of elaborate promotional materials beyond those sufficient to provide a complete, accurate, and reliable presentation. For ease of review, the proposals must follow the outline in the section of this RFP titled **Submission Requirements**. Each response should be clearly numbered and the full question listed.

The proposals must be signed by an individual who is authorized to bind the Proposer to all commitments made in the proposal. One (1) original and five (5) copies of the proposal, together with all attachments, must be submitted to the Town in a sealed opaque envelope no later than 4:00 p.m. EST on January 30, 2015. No telegraphic or facsimile proposals will be accepted. Any late proposals will be returned unopened. **Proposals received after the above date and time will not be considered.** The Town is under no obligation to return proposals.

The Town is under no obligation to respond to any question, inquiry or assertion that is not received in writing. Interested parties may contact the authorized contact person listed below by telephone to advise that a fax transmission has been sent to the number listed below. Violation of these provisions may result in immediate disqualification. Proposers will submit all proposals and direct all responses, questions, and any other communications to the following authorized contact person:

Nicholas Guariglia
Deputy Chief of Staff
Town of North Hempstead
220 Plandome Road
Manhasset, New York 11030
Email: guariglian@northhempsteadny.gov

No contact with any other Town personnel other than the authorized contact person is allowed until such time as an award (or awards) has (have) been made.

ATTACHMENT A

BIDDER'S QUALIFICATION STATEMENT

INSTRUCTIONS:

The Bidder's Qualifications Statement consists of the following documents:

1. Statement of Understanding;
2. Acknowledgement of Receipt of Addenda Form.

Please complete **BOTH** forms and submit with the Bid/Proposal.

STATEMENT OF UNDERSTANDING

By signing in the space provided below, the undersigned certifies, under penalty of perjury, as follows:

1. I am duly authorized to submit this Response on behalf of the below listed sole proprietorship/company/partnership/corporation.
2. That he/she has read and understands all terms and conditions contained in this RFEI.
3. That he/she has the capacity to and will abide by all terms and conditions contained in this RFEI.

The undersigned further stipulates that the information in this Proposal is, to the best of its knowledge, true and accurate.

Signature

Name of Bidder

Title of Person Signing

Sworn to and subscribed on
this _____ day of _____, 20____

(Notary Public)

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDA FORM

The bidder hereby acknowledges that he/she has received and that he/she has considered in the preparation of his/her bids, all requirements in the following Addenda to this RFEI:

Note: This acknowledgement shall be signed by the person executing the Statement of Understanding. Insert additional pages, as necessary.

ADDENDUM NUMBER	DATE OF ADDENDUM	ACKNOWLEDGEMENT

NO ADDENDUM WAS RECEIVED IN CONNECTION WITH THIS PROPOSAL.

ACKNOWLEDGEMENT:

IMPORTANT NOTICE:

THIS FORM MUST BE COMPLETED AND SUBMITTED BY ALL PROPOSERS. IF NO ADDENDA ARE RECEIVED, CHECK THE “NO ADDENDUM” BOX ABOVE AND SIGN THE ACKNOWLEDGMENT.