



Love Watch Hill & Sailors Haven, Inc.

PO Box 594
Patchogue, NY 11772

REQUEST FOR PROPOSAL

Architectural and Engineering Services

REVISED: February 27, 2020

I. INTRODUCTION

This is an extraordinary opportunity for an architect to design a high-profile restaurant in a National Park for visitors to enjoy for decades to come. The revised elevation requirements as explained below, although more costly, coupled with good design should result in an absolutely breathtaking structure, visitor experience and sunset view over the Great South Bay. Love Watch Hill & Sailors Haven Inc. (LoveFINS), the authorized concessioner of the National Park Service (NPS) and the Fire Island National Seashore (FINS), is soliciting Proposals from Architect/Engineer (A & E) teams to plan and design the construction of the Whalehouse Point Beach Bar & Restaurant building. LoveFINS is the responsible entity for the rebuilding of this structure. The project is located at: Watch Hill Marina, Fire Island National Seashore, NY (across the Great South Bay from Patchogue). It should be noted that despite this structure being a NPS resource, the design and build will be administered by the private corporation Love Watch Hill & Sailors Haven, Inc.

Watch Hill features a NPS Visitor Center with interpretive rangers & programming calendar, hands on activities & a Jr. Ranger program for children, free guided ranger walking & canoe tours, boardwalk nature trails, a life guarded beach, a 163 plus slip marina, 7 miles of high dune wilderness with backcountry camping, a family campsite, glamping, a general store, and food & beverage visitor services. It is serviced daily by ferry from Patchogue in the summer & spring seasons, weekends in the fall and is a short walk to the east of the Davis Park community.

II. PROJECT DESCRIPTION

The existing building, damaged by fire, is to be demolished and a new building designed and constructed ~~on the existing piling foundation (to be evaluated by an engineer).~~

LoveFINS was advised by FINS after the release of this RFP that the new restaurant must be built to FEMA elevation plus three feet. Our understanding is that the FEMA elevation is nine feet. The existing restaurant is at an elevation of approximately 7.75 ft. The piling foundation beneath the new restaurant footprint may need to be replaced with new. This development impacts the budget greatly. LoveFINS, working with the longstanding 501(c)(3) non-profit Friends of Watch Hill, plans to launch a fundraising appeal to hopefully make up the difference in funding to make this visitor service structure sustainable for generations to come (details of appeal to be announced in the coming weeks). It is our understanding that the restaurant was constructed circa 1981.

The existing building was constructed of wood and is approximately 3,670 sf, (existing building and deck drawings are provided below). The proposed building does not have to be of the same square footage or footprint and should optimize visitor and operational flow. We have been encouraged by FINS to think outside the box.

The structure is used seasonally (May through October) and will include a full service fully equipped commercial kitchen for sit-down service, two bar areas (both with indoor and outdoor service), rest rooms, office space, indoor and outdoor seating, air conditioning & a propane fire place, hood system and necessary mechanical and electrical systems (renewable energy equipment options will be considered including solar panels and solar thermal), a high ceiling and if possible mezzanine seating with access to an upper deck (and possibly a third bar to service this deck) to better capture the amazing Great South Bay view and sunset a hallmark of Fire Island. Ideally exposed roofing structure and beams will be featured in the design as well as appropriate exterior siding with a seashore aesthetic.

The architect will work with FINS, their sanitarian and possibly the Town of Brookhaven (if TOB building permit is necessary) in determining the final approval process. More information is pending from FINS this week and will be provided upon request.

LoveFINS was advised by FINS after the release of this RFP that local codes are to be met and a 30 percent design must be submitted for review to the Development Advisory Board (DAB). DAB is a board made up of executive level NPS employees and external advisors who review design and construction projects for cost-effectiveness and the responsible use of NPS construction monies. For more information, please contact LoveFINS.

It is anticipated that the new structure can tie into the existing grease traps (sized and replaced by FINS in summer of 2019) and the existing sanitary waste line.

It is also important to understand that Watch Hill Marina is only accessible by ferry, private vessel and barge. Ferry Service is limited compared to more popular Fire Island towns. LoveFINS will assist in access with our work boats. All heavy equipment, crew and materials must be brought by barge or work boats. Barge services are expensive. Fire Island is also a harsh & corrosive maritime environment. These conditions preclude certain types of construction and materials for cost and serviceability considerations.

Optimistically, start of construction by this summer would be of great benefit but not a hard date. Demolition of the existing building is anticipated to start within weeks.

This project will utilize private funds at this time. The total budget of this project is approximately \$1 million including all furnishings, fixtures and decorations. Given the limited budget and the considerable extra cost of building on Fire Island, value in A&E services is an important consideration in our selection of a proposal. As mentioned above as part of this revision, LoveFINS seeks to raise additional funds to exceed the \$1 million budget but the final amount is not certain at this time.

III. PREPARATION OF PROPOSALS

Proposals may be submitted electronically via email to RFP@loveFINS.com

IV. PRE-QUALIFICATION

1. Architect/Engineer must be legally licensed under applicable laws in the State of New York.
2. Architect/Engineer must have demonstrated prior experience in designing commercial structures in accordance with applicable codes, standards, rules and regulations.
3. Experience in restaurant properties, building on Fire Island and structures on piling foundations is preferable.
4. Experience with construction costs on Fire Island and design projects that meet budgets.

V. SCOPE OF WORK

Scope of Services and Responsibilities to be defined as per Standard AIA Owner/Architect Agreement B-141 are as follows:

1. Programming meeting to establish project requirements, design concepts and layout flow of LoveFINS.
2. Preliminary or Schematic Design development. to be submitted to NPS/FINS for approval.
3. Design Development, Consultant Coordination and working with FINS for approvals. This would include submitting a 30 percent design to DAB for approval.
4. Structural Engineering for structurally members requiring design. Geotechnical Engineering for piling foundation design. Additionally an engineering evaluation, report, and construction documents (if rehabilitation or other work is necessary) of the existing piling foundation (including girders and bracing or replacing the existing foundation beneath the new structure with a new piling foundation to meet the revised elevation requirements), subfloor and exterior decking, interior and exterior spaces included as provided in the existing restaurant drawings. The cost of the engineering evaluation of the pile foundation shall be provided as a separate cost.

5. Construction Documents with all required drawings including but not limited to site plan, pile foundation & deck plan; plumbing diagram; architectural & structural floor plans; roof plan; exterior elevations; lighting & electric plan; mechanical & hood plans & diagrams; details, sections, schedules & notes (for doors, windows, kitchen & bar equipment, etc), all necessary calculations & specifications meeting all required codes and compliant with FEMA if necessary.
6. Filing Building Permit with Town of Brookhaven if necessary (provide as a separate cost).
7. Construction Administration (provide as a separate cost)
8. 3D modeling may be helpful but not required at this time (provide as a separate cost).

VI. FORM OF PROPOSAL

Proposals should consist of the following information indicated below:

1. A standard letter proposal as is customary.
2. A brief pitch of why your firm should be selected.
3. Bidders who are Watch Hill visitors explain your connection.
4. A site visit must be scheduled via our pilothouse work vessel in preparation of this pitch to fully understand the beauty of this resource and the challenges of construction on Fire Island, particularly at Watch Hill.
5. Experience with similar projects involving coastal, commercial and restaurant buildings including FEMA compliance.
6. List of Professional/Owner References and Cost History including whether projects were within budget with particular interest of projects on Fire Island.
7. Cost of services breakdown in accordance with Section V Scope of Services. Should additional funds be raised over the current \$1 million budget, address how the cost of services would be adjusted if at all. It should also be noted that demolition is included in the budget and that LoveFINS plans to complete demolition work in-house as part of this budget.
8. List of exclusions.

VII. ACCEPTANCE OR REJECTION OF PROPOSAL:

LoveFINS is a private corporation and reserves the right to reject any and/or all Proposals. LoveFINS reserves the right to award contract in its best interest. LoveFINS also reserves the right to waive or change any information and technicalities in bidding. Contract will be awarded subjectively, not by any point system, based on the overall proposal with consideration given to pitch, cost of services, experience with restaurants and particularly projects on Fire Island and built on pilings, projects completed within budget and review of referenced projects. As mentioned, we have a limited budget for the scope and challenges of building on Fire Island. Given this and that the project represents an opportunity to design a lasting high-profile National Park structure, the cost of services is an important consideration.

VIII. GENERAL INFORMATION

Proposals will be received by email at RFP@loveFINS.com by ~~midnight March 6,~~ noon March 14, 2020. Proposals received after the time and date stated may be considered. If more time is needed please email LoveFINS to discuss.

RFP@loveFINS.com email shall also be used to notify LoveFINS of intent to submit a proposal, questions or to request additional information, and to schedule a site visit as soon as possible. A site visit is required to fully understand the scope and challenging nature of this project. More information, photos and context of Watch Hill can be found on Instagram @loveFINS, our website, www.loveFINS.com, the NPS website <https://www.nps.gov/fiis/planyourvisit/watchhill.htm>, and the Friends of Watch Hill website <https://www.friendsofwatchhill.org/>.

LoveFINS seeks to select a successful bidder as soon as possible.

Bids will be evaluated to determine the bidder that is responsive to the solicitation and is most advantageous to LoveFINS, price, capacity, experience, and other factors considered.

Doug Biviano, the General Manager of LoveFINS, will be overseeing the proposal process and the rebuild. All questions should be directed to him.

Photos & Drawings:







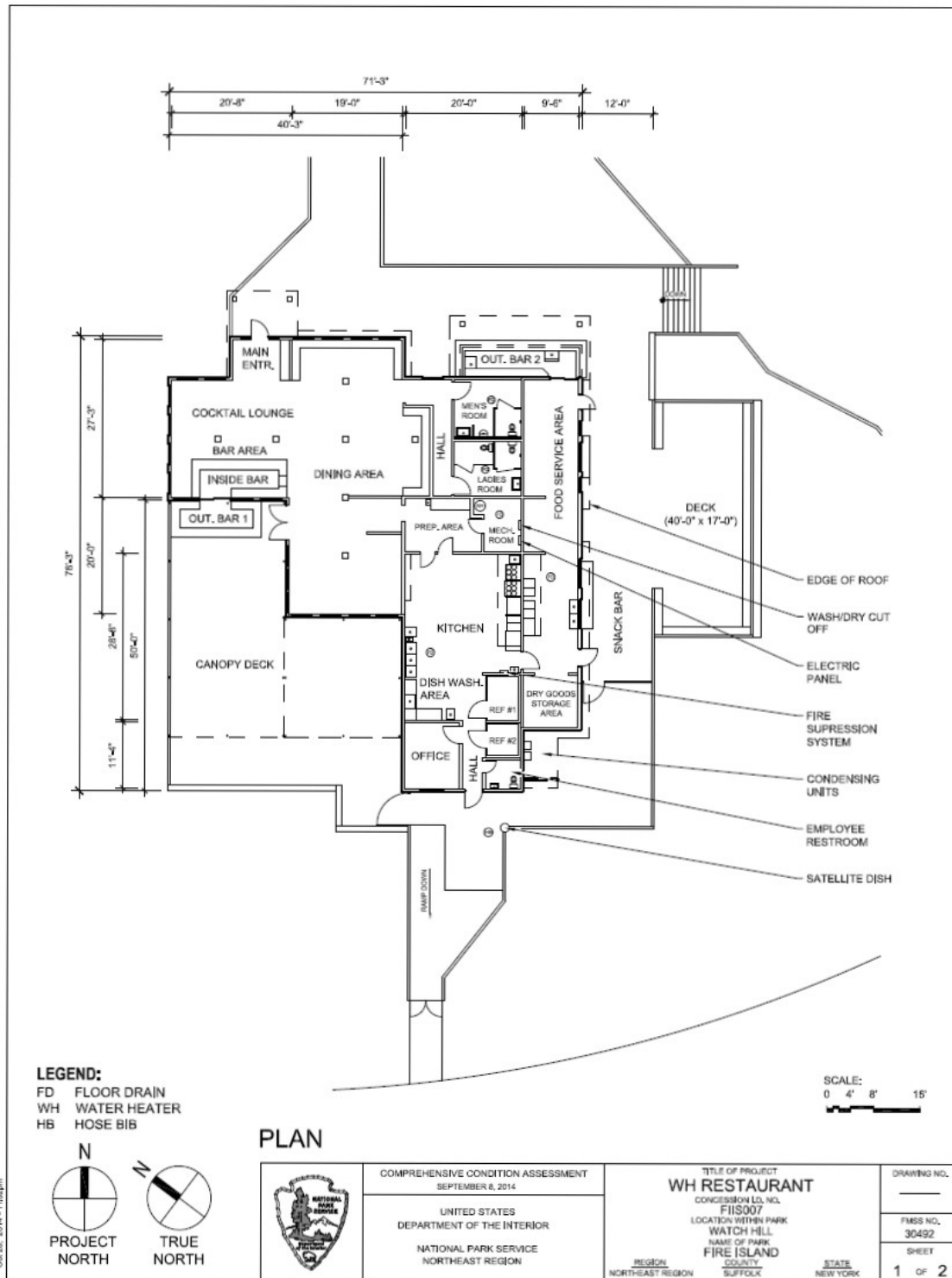






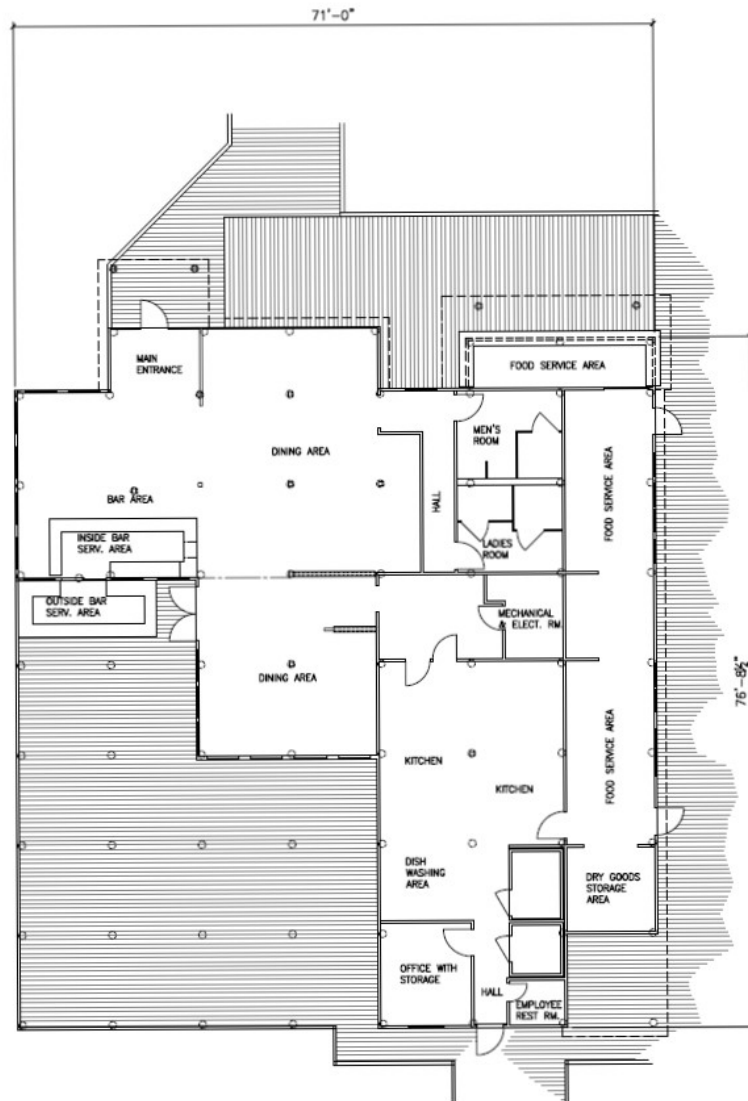






Oct 28, 2014 - 1:15:27pm

BASIC DATA: 30492 - WH Restaurant.dwg



FLOOR PLAN

SCALE: $\frac{1}{16}" = 1'-0"$



12083_restaurant_Page_2

Carter-Burgess

CARTER & BURGESS, INC.
777 Main Street
Ft. Worth, Texas 76102-5304

FIRE ISLAND NATIONAL SEASHORE

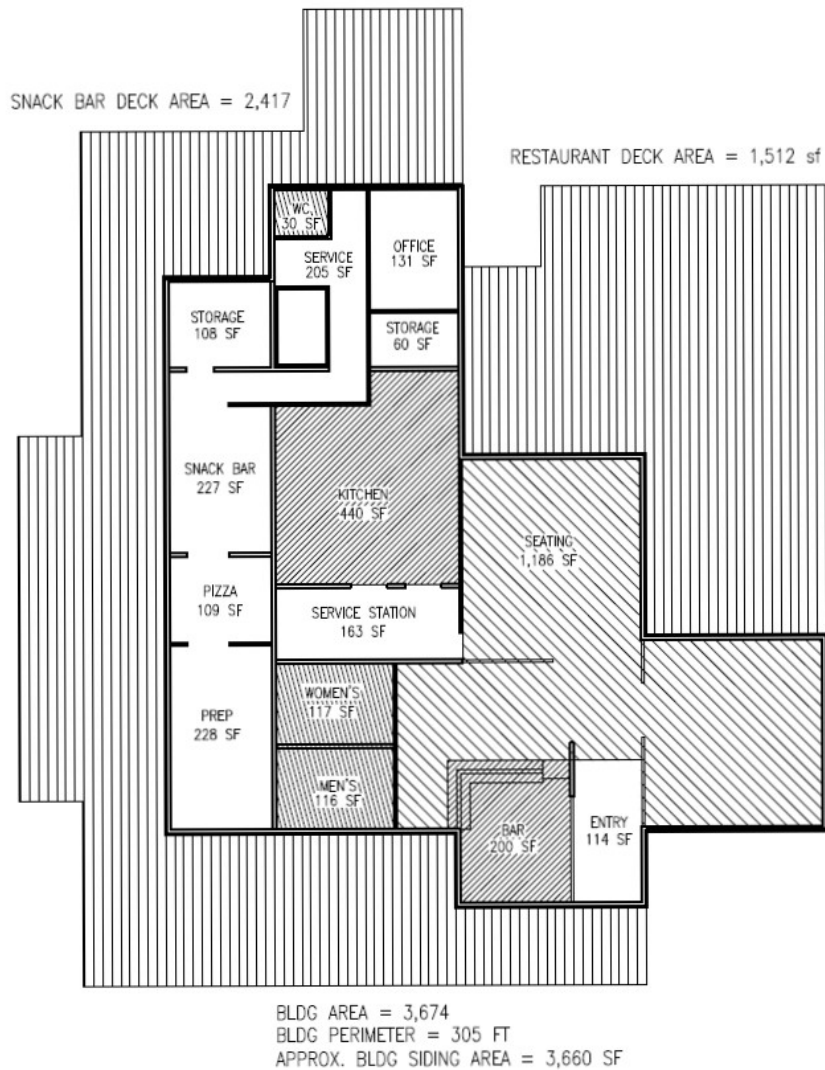
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SCALE: $\frac{1}{16}" = 1'-0"$

30492

BUILDING: WATCH HILL
RESTAURANT

INSPECTION DATE: 9 NOV 2007



BBG

WATCH HILL RESTAURANT
FIRE ISLAND NATIONAL SEASHORE

GROUND LEVEL PLAN

SK-01

AUGUST 26, 2004
1/16"=1'-0"

B R E N N A N B E E R G O R M A N / A R C H I T E C T S