

November 8, 2011

Warrie Price
President

Dear Madam/Sir:

The Battery Conservancy (TBC) is pleased to announce that we are requesting qualifications for architectural design services for The Battery *Playspace*.

The Battery's current playground is dilapidated and out-of-date. *Playspace* will renovate this unsightly and underperforming playground into a state-of-the-art facility to become a community gathering place, a work of art, and a venue for play and learning for a neighborhood in urgent need of outdoor recreation for children.

World-renowned architect Frank Gehry has donated a conceptual and schematic design for *Playspace*. For his first playground, Gehry has designed an incomparable space for improvisation, performance, and spontaneous discovery. It emphasizes physical challenges and conservation awareness and has multiple outlets for artistic expression. TBC will now select an Executive Architect to take the Gehry concept through design development and construction documentation.

Well-qualified firms are encouraged to take advantage of this unique opportunity and submit applications detailing their qualifications. This process is designed to ensure that the award goes to a firm that demonstrates a high degree of competency and ingenuity and possesses the requisite prior experience and licensing.

The attached Request for Qualifications (RFQ) describes the materials to be presented by the architectural firms. The deadline for submissions is January 4, 2012.

TBC will evaluate, in consultation with the New York City Department of Parks and Recreation, materials submitted by firms responding to this RFQ and determine which ones meet our standards. Then firms will be shortlisted for presentation interviews.

We look forward to reviewing your submissions. For questions or clarification about the attached RFQ, please contact Pat Kirshner, Director of Planning & Operation, at pkirshner@thebattery.org.

Sincerely,



Warrie Price



REQUEST FOR QUALIFICATIONS FOR ARCHITECTURAL DESIGN SERVICES

The Battery Conservancy

Issue Date: November 8, 2011

Responses Due: January 4, 2012

Introduction

The Battery Conservancy (TBC) is a 501(c) 3 not-for-profit organization established in 1994 to partner with NYC Parks Department to design and rebuild the historic Battery. At this time it requests qualifications for architectural design services to perform design development and construction documentation for the new playground within the park. TBC has completed concept design with Frank Gehry and Gehry Architects New York, PC for the new playground. TBC is now conducting an initial search for a local Executive Architect to work with TBC to coordinate architectural services and work product.

Project Summary: Battery *Playspace*

The Battery is the 25-acre, waterfront park at the southern tip of Manhattan. Each year the park welcomes more than five million visitors.

Designed by internationally-renowned architect Frank Gehry, *Playspace* is a result of a partnership of TBC and the New York City Department of Parks and Recreation (Parks). It will replace the existing playground and expand it to nearly one acre. The current playground, constructed in the 1950s, is dilapidated and outdated. When completed, *Playspace* will be the largest playground in Lower Manhattan.

Project Overview

The existing playground is located in The Battery and is bounded by Peter Minuit Place and South Street. Owned by Parks, the property is jointly maintained by Parks and TBC personnel. *Playspace* will renovate this unsightly and underperforming playground into a state-of-the-art facility. It will welcome children of all ages and with all levels of ability.

In 2007, Frank Gehry offered a gift of his design for a new Battery *Playspace* to the Battery Conservancy. His gift was accepted by TBC and Parks. Gehry envisioned a play experience that would elevate children in mind, body, and spirit. *Playspace* is a work of art and imaginative design. Gehry's gravity-defying architectural style creates an incomparable space for improvisation, performance, and spontaneous discovery.

Required Experience

Frank Gehry's gift includes conceptual and schematic design but does not include full architectural and engineering services. TBC must engage a team of licensed design professionals to provide the standard sequence of architectural and engineering services for the project. TBC is seeking to retain an architectural design firm to review the schematic design, process into design development and create construction documents that conform to New York City Department of Parks & Recreation guidelines. *Playspace* will be funded with private and public funds; Parks will engage the construction contractors and hold all contracts for the construction of the project. Parks will approve the design, drawings and specifications, which must be prepared in Parks' required format.

TBC seeks an architectural design firm that possesses significant experience working in New York City and with public agencies such as Parks. *Playspace* is an ambitious project that will require the Executive Architect to collaborate with a landscape architect, engineers, and professional play equipment designers and fabricators—all of whom will be sub-consultants of the Executive Architect (see below), as well as execute coordination of various services for review and approval by public and other agencies including the MTA and Parks, Public Design Commission, TBC Board of Trustees, and others. The landscape architect and the play equipment designer have important roles in this project. The services of a licensed arborist will also be required to insure that the 29 existing trees are protected and safely incorporated in design phases and during construction.

The contract between the Executive Architect and TBC will be a lump sum fee for services. The Executive Architect will hold the contracts for all sub-consultants, with each sub-consultant fee separately identified. TBC reserves the right to approve all sub-consultants and their fees and agreements. The Executive Architect is responsible for first class management and coordination of all sub-consultants (especially the landscape architect and play equipment designer), as well as the review and collaboration with Gehry Partners.

TBC seeks an architectural firm that is flexible, creative, and has the ability to provide significant guidance to TBC throughout the process. TBC and Parks plan to retain a construction management firm for pre-construction and construction services. TBC may also hire an owner's representative for the entire project through completion.

While a substantial amount of fundraising has been completed, TBC must seek additional financing from both the City and other private and/or governmental sources for the project. Design and related services may be divided into phases.

Submission

Respondents should submit qualifications to:

Pat Kirshner, Director of Operations & Planning
The Battery Conservancy
One New York Plaza, Concourse
New York, NY 10004

All pre-submission inquiries should be directed via email to pkirshner@thebattery.org (no phone calls). Proposals are due by 4:00 p.m. Please note that this schedule is subject to change.

Timetable

RFQ Release Date: November 8, 2011
Qualifications Due: January 4, 2012

Procedure and Requirements

All submissions must meet the requirements stated in this RFQ. Submissions should be both printed on **8.5" x 11"** paper and submitted electronically. Use of recycled paper is preferred. There is no page limit. Exhibits, including renderings and visuals, should be presented. Please provide three paper copies of your submission. The submission should be sent in a sealed envelope with the following information written on the outside: Firm name, address and contact information (name, phone number).

Requirements

1. Submissions should include a description of the firm's background, including names and information on principals and staff members who will be in charge of and work on this project.
2. The submitter should include a resume or detailed description of the firm's professional qualifications, demonstrating extensive experience in the industry, including work with relevant organizations, or access to individuals and/or firms with such expertise. Include the names and addresses of all corporate officers of the entity submitting the qualifications. This information must include relevant projects, along with contact information for each project and a description of the projects. TBC anticipates visiting selected submitter's projects, when feasible, and will contact a representative of the projects to discuss submitter's qualifications.
3. The submitter should include a full roster of proposed sub-consultants including a landscape architect, engineers, play equipment designer and fabricator, arborist, and others as necessary. Qualifications of the sub-consultants should include a description of the firm's background, including names and information on principals and staff members who will be in charge of and work on this project. This information must include relevant projects, along with contact information for each project, and a description of the projects. The submitter should include a resume or detailed description of the firm's professional qualifications, demonstrating extensive experience in the industry, including work with relevant organizations, or access to individuals and/or firms with such expertise. Include the names and addresses of all corporate officers of the entity submitting the qualifications.
4. Submitters must send three copies of their qualifications (as noted above).
5. Any additional information that submitter deems relevant should be included.

Evaluation and Selection Procedures

Qualifications will be evaluated by a TBC Board-designated and Parks selection committee. The committee will designate a short list of firms who demonstrate the qualifications that best meet the following criteria:

- Experience and professional skill to work well with Frank Gehry, a world-famous architect whose design concept will take precedence in all aspects of the project;
- Experience working with design and construction requirements of NYC Parks, the MTA, and other agencies;
- Experience dealing with complex New York City projects (including presentations to necessary City agencies in addition to TBC and Parks—for example, MTA, Community Boards, Public Design Commission, etc.); and hold all appropriate professional licenses as required in the State of New York.
- Experience with iconic projects for not-for-profit organizations (including presentations to the Board and possible funding sources).
- Projects submitted must demonstrate the ability to manage complex projects.
- Demonstrate the firm's organizational capability.

TBC will only consider firms that meet satisfactory levels of the above criteria. TBC's acceptance of a submission does not imply that every element of that submission has been accepted. TBC cannot consider any submission that does not comply with stated requirements. Submissions that do not meet these requirements will not be evaluated. When feasible, representatives of TBC will visit facilities designed by submitters.

TBC will issue a RFP for short-listed firms selected based on their qualifications. These firms who will be asked to evaluate the design package: The Battery *Playspace*, Gehry Architects, Schematic Design, dated April 14, 2001, in terms of feasibility, constructability, budget and design. The finalist will be selected from the short list of qualified firms. Contract terms will be negotiated during the final selection process.

Other General Requirements & Conditions

This is a private RFQ. The selection process is not open to the public. TBC reserves the right to postpone or cancel this RFQ or reject all submissions if it deems it to be in TBC's best interest. While TBC anticipates holding selected interviews, submitters are advised that TBC has the option of selecting without conducting interviews. Therefore, submitters should submit the best and most thorough qualifications initially, since interviews or negotiations may not take place. TBC is not liable for any costs incurred by submitters in the preparation of proposals or for any work performed in connection therein. Submitters may submit a modified qualifications package to replace all or any portion of a submission up until the deadline. TBC will only consider the latest version of the submission. Late submissions and late modifications will not be considered for evaluation. Submitters may withdraw their qualifications from consideration at any time before the deadline. To withdraw qualifications, the submitter must provide TBC with written notification. All submission materials become the property of TBC.

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