LEASING OPPORTUNITY

Gateway National Recreation Area

Floyd Bennett Field Historic Hangars 5, 6, 7, and 8

Attachment E – Description of Required Improvements

The Lessee will be required to make the below identified Improvements to the facilities at the Lessee’s cost and expense. Under the Lease terms and conditions, the NPS may authorize the Lessee to offset the cost of the below identified improvements against the monthly rent.

**Offerors are required to submit cost estimates associated with any Improvements proposed by the Offeror as part of the proposal. Such cost estimates must be supported by credible assessments or evaluations based on industry standards.**

Routine repairs and maintenance or cyclical or preventative maintenance are not considered major capital improvements.

The lease term (number of years) will be determined based on the level of investment/cost of improvements proposed by the Lessee.

Any improvements or modifications must be undertaken in accordance with 2024 International Building Code and 2023 NFPA 70 (NEC) and other National Park Service requirements, including the 2024 ICC Codes. The more stringent requirement will be applied in the event of any conflict between the New York City or New York State building codes and the above referenced requirements.

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| **Task** | **Description of Task** | **Quantity** |
| Elevator repair or replacement | Elevator is not functional and must be repaired or replaced. | 1 |
| Replace ice rink compressors | Ice rink compressors have exceeded useful life and will have to be replaced by Lessee. At least one ice rink must remain in use.  | In an amount sufficient to service at least one ice rink |
| Repoint Building | Masonry spot repair required |  Assessment required |
| Limestone Slabs | Replace damaged slabs | Assessment required |
| New Boiler | Purchase new boiler to supply heat for the facility | 1 |
| Ascend Air-to-Water heat pump | Replace Trane heat pump (with comparable) | 1 |
| Air Conditioning Units | 8 New units (or less of size large enough to cool the entire facility) | 8 |
| Munter units | Replace 2- humidifiers on the roof (Munter brand or comparable) | 2 |
| Life/Safety Code Deficiencies | Assessment Required | Unknown |

\* Cost of utilities is close to $1MM annually. Lessee will be solely responsible for those costs.