



**Battery Park
City Authority**

**REQUEST FOR EXPRESSIONS OF INTEREST (RFEI)
FROM INTERESTED PARTIES REGARDING A
FUTURE OPPORTUNITY FOR
WAGNER PARK PAVILION OPERATIONS**

DATED: OCTOBER 4, 2023

RFEI RESPONSES DUE: NOVEMBER 17, 2023

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I. INTRODUCTION

As part of the South Battery Park City Resiliency (“SBPCR”) Project, Battery Park City Authority, d/b/a Hugh L. Carey Battery Park City Authority, (“BPCA”) is constructing a new Park Pavilion (the “New Pavilion”) within Wagner Park, adjacent to Battery Place near the southwestern tip of Manhattan. The New Pavilion will replace a prior park pavilion structure of similar size, placement and orientation, which was demolished in 2023. The prior pavilion structure housed a restaurant, public restrooms, a storage area and a rooftop viewing area. Drawings, specifications and renderings for the New Pavilion are provided in Exhibit A, attached hereto. In keeping with the sustainability goals of BPCA, the New Pavilion is targeting International Living Future Institute (“IFLI”) Zero Carbon Certification (“IFLI Certification”). More information about IFLI Certification can be found at the following IFLI website: <https://living-future.org/zero-energy/certification/>.

The New Pavilion is divided into two (2) distinct wings, with the north wing (the “North Wing”) identified for use as a community space (the “Community Space”), with a lower-level area devoted to BPCA Parks maintenance and storage; and the south wing (the “South Wing”) designed to accommodate a potential replacement restaurant or other food service operation, with a kitchen at the lower level. As was the case with the prior pavilion structure, the New Pavilion will house public restrooms and a public rooftop viewing area. Both the park level and the rooftop of the New Pavilion will offer expansive views of the New York Harbor and the Statue of Liberty. The programming of and range of uses to be accommodated by the Community Space will be significantly informed by feedback received from the Battery Park City community through direct BPCA outreach processes, but are currently expected to include educational programming and activities, cultural events and exhibits, and community functions.

The New Pavilion will serve as an important element of the newly designed Wagner Park, which will incorporate critical risk reduction measures in defense of coastal storm surge and sea level rise. Both the park and the New Pavilion are expected to be substantially complete in March 2025.

BPCA is interested in exploring the possibility of a license agreement with a third-party entity for the South Wing, currently expected to focus on or include the provision of food and beverage service, although other proposed additional or alternative uses will be considered if they are found to address the needs or desires of the community and the public at large and to represent an appropriate park-related function or amenity. Additionally, although not required as an element of a response to this Request for Expressions of Interest (“RFEI”), respondents to the RFEI (“Interested Parties”) may choose to express interest in synchronizing the operations of the South Wing with support for or certain blended operations with the identified functions of the Community Space. Interested Parties must have demonstrated experience in operating and managing similar types of public facilities.

As more fully described below, Interested Parties are encouraged to submit conceptual programming and operational concepts for the occupation of the main and lower levels of the South Wing, including the outside seating area at the perimeter of the South Wing. The rooftop level will not be included in the licensed space, as it is to remain open to, and accessible by, the public at all times. BPCA will take responses to this RFEI into consideration when determining an

acceptable range and/or combination of potential uses for the South Wing and intends to procure a licensee for the South Wing through a subsequent Request for Proposals (“RFP”).

Responding to this RFEI is not mandatory in order to participate in any future RFP or other competitive procurement related to the New Pavilion. Responses submitted in response to this RFEI are deemed to have been submitted voluntarily, with the understanding that BPCA may use any such responses as it sees fit in its sole and absolute discretion. This RFEI is not a procurement or an offer and does not commence, or obligate the BPCA to commence, any competitive procurement opportunity for the future operation of the Southern Wing.

II. PROGRAMMING CONCEPTS

BPCA is seeking preliminary programming concepts from Interested Parties for operation of the South Wing, with the goal of addressing the needs and desires of the community and the public at large and establishing an appropriate park-related function or amenity for local residents and visitors to Wagner Park and the surrounding area. It is currently expected that such programming concept(s) will focus on or include one or more food service components. Other potential uses or program elements may also be suggested, subject to the above-described parameters.

Responses to this RFEI should demonstrate how Interested Parties would make use of all available space within the South Wing, including recommendations for active public use of the primary ground-floor space and use of the adjacent outdoor terrace and seating area. Responses should also include the approximate hours of operation for the suggested activities in each space, and examples of the types of furnishings and finishes that would be used.

While the North Wing’s Community Space will be operated by BPCA, Interested Parties are encouraged to include in their RFEI responses suggestions for support of the programming of the Community Space and/or additional programming concepts that involve a blended use of all or a part of the two (2) Wings on a periodic basis. These suggestions would be considered by BPCA as long as access and use of the Community Space by the public is not diminished or compromised.

Food service concepts submitted should include consideration of:

- Price points that are aligned with and responsive to a diverse clientele;
- The residential nature of the adjacent neighborhood, and the need to mitigate significant noise or odors;
- A general desire for high-quality, healthy food options;
- Operating hours that are sensitive to the times of active park use and compatible with the neighborhood’s character; and,
- Sustainability guidelines and objectives, and “green” carbon-reduction and energy saving targets.

[NO FURTHER TEXT ON THIS PAGE]

III. PAVILION DESCRIPTION AND CONDITIONS OF USE

BPCA's SBPCR Project

BPCA has historically been a citywide and nation-wide leader in environmental planning and sustainability, beginning with its publishing of pioneering environmental standards for building development in 1991. With the SBPCR Project, BPCA is now tackling a threat faced by much of the world: storm surge and rising waters caused by climate change. In 2018, AECOM USA Inc. ("AECOM") was contracted by BPCA to provide design, documentation, and engineering services for the SBPCR Project – which Project contemplates the creation of a continuous flood barrier from the Museum of Jewish Heritage, through Wagner Park, across Pier A Plaza, and along the northern border of Historic Battery Park, to a higher elevation point at State Street. Together, BPCA and AECOM have assembled a multi-disciplinary team of individuals with expertise in landscape architecture, planning policy, urban design, architecture and engineering tasked with achieving a shared goal to improve the physical, social, and economic resilience of Battery Park City ("BPC") – and, more broadly of Lower Manhattan as a whole.

The Pavilion

The Pavilion will be a newly built structure overlooking the lawns and gardens within the renovated, environmentally sustainable Wagner Park. The Pavilion will offer sweeping views of the Statue of Liberty and New York Harbor through expansive floor-to-ceiling windows and from the adjacent first-floor terrace that the Pavilion's future chosen licensee (the "Selected Licensee") will be responsible for.

The space that will potentially be the subject of a future license agreement with BPCA (the "Potentially Licensed Space") will include certain portions of the South Wing, specifically including:

- Main Floor space at elevated Park level including 2,792 square feet, which may be used for indoor dining area seating, along with limited back-of-house space and two (2) unisex bathrooms¹, plus adjacent outdoor seating area;
- Ground Floor space (at lower Battery Place street level) including 2,511 square feet, uses for which may include a kitchen and/or other back-of-house uses; includes a single-unit restroom;

The remainder of the South Wing, as described below, will be excluded from the Potentially Licensed Space:

- First-floor public corridor covering 569 square feet including a janitor's closet, and a women's toilet with an accompanying vestibule;

¹ If used for food and beverage service, this main-floor area can accommodate a maximum of approximately eighty (80) people (twenty (20) tables with four (4) diners each), a food preparation space, and two unisex restrooms – as well as access to a seasonal outdoor dining area for approximately 18 people (nine (9) tables with two (2) diners each).

Rooftop space covering 5,359 square feet, which is to be accessible to the public at all times, and may only be proposed for use (as part of the RFEI response) as a suggested blended-use concept as indicated in Section II., above.

The Pavilion will be constructed of reinforced and architectural concrete, which will be cast in place. The mechanical system will be fully-electrical (no gas) and equipped as follows:

- LED lighting throughout;
- An exhaust fan shall be provided for occupied storage, janitor's closets and other auxiliary spaces, and tempered outdoor air shall be provided to those spaces;
- Mechanical spaces and elevator hoists shall each have an exhaust fan to a) control temperature; and, b) in the case of elevator machinery, limit humidity exposure to the manufacturer's specified limits;
- All toilets will be provided with exhaust systems for proper ventilation;
- Main distribution ductwork will be installed in the Facility's major zones and capped off for the selected operator ("Selected Operator") to distribute;
- Back-up electric unit heaters shall be provided in the water meter room/sprinkler room, and reduced pressure zone (RPZ) room;
- To achieve the ILFI Certification goals, the following equipment guidelines must be implemented for any proposed food and beverage operations:
 - ENERGY STAR® appliances;
 - Electric induction cooktops;
 - Ventless dishwashers;
 - Dishwashers with internal booster heaters only (no exterior boosters);
 - Tankless water heater;
 - Waterless hot/cold food wells instead of water wells; and,
 - Use of induction heating equipment, where applicable.

BPCA intends to provide the core and shell of the Facility as-is, along with basic operating systems and infrastructure connections for the South Wing. The Selected Operator will be responsible for the completion of all necessary Southern Wing interior fit-out, in active consultation with and subject to the approval of BPCA – which may include, but not necessarily be limited to, the following:

- Provision and installation of any additional temperature control systems required for the specific use contemplated;
- Provision and installation of all necessary signage;
- Provision and installation of all interior furnishings;
- Provision of connections to the plumbing system provided, including all piping, fixtures, drainage and water; and,
- For Interested Firms proposing food and beverage programming:
 - Provision and installation of grease traps throughout, as applicable and in accordance with all applicable rules, laws and regulations; and,
 - Purchase, installation and maintenance of any kitchen equipment fixtures, if/as necessary for the specific use contemplated. Such equipment may include, but is not limited to: walk-in refrigerators, stoves, ovens, grilles, counters, and exhaust and fire suppression systems.

IV. SUSTAINABILITY REQUIREMENTS

BPCA's ten (10)-year sustainability plan, the BPC Sustainability Plan (the "Sustainability Plan," available at <https://bpca.ny.gov/wp-content/uploads/2020/09/BPC-Sustainability-Plan.pdf>), lays out its commitment to take and facilitate bold action to enhance environmental sustainability and significantly reduce greenhouse gas emissions in BPC. The Sustainability Plan puts forth a holistic vision of environmental sustainability, including health and wellness, environmental quality, and education. As such, the Pavilion is expected to obtain IFLI Certification, the first worldwide zero carbon third-party certified standard. The IFLI Certification program recognizes the growing interest and focus on a broad-based tool for highlighting highly energy-efficient buildings which are designed and operated to fully account for their carbon emissions impacts. Sustainable operations and maintenance of the Pavilion's South Wing will be required in order for the Pavilion as a whole to be eligible for IFLI Certification. More information about IFLI Certification can be found at the following IFLI website: <https://living-future.org/zero-energy/certification/>.

Responses to the RFEI should consider how the Southern Wing's fit-out and operations can contribute to the Pavilion's ILFI Certification and, more broadly, enhance environmental sustainability within BPC. To that end, BPCA is interested in information concerning "green" building operating strategies that adhere to BPCA's [BPC Green Guidelines](#), specifically regarding:

- Choice of materials for furniture, fixtures, and fit-out;
- Waste management;
- Product procurement;
- Water use;
- Indoor environmental and air quality; and,
- Green cleaning.

V. SUBMISSION OF RFEI RESPONSE

Responses to this RFEI must be no more than 20 pages (12 point, single spaced) including any diagrams, drawings and illustrations. All submissions must be submitted in digital format (electronic PDF) to RFEI@bpca.ny.gov by, 2023 addressed to:

Pavilion RFEI
200 Liberty Street, 24th Floor
New York, NY 10281

RFEI responses should include the following general information: a

- A. Interested Party's name, mailing address and website;
- B. Primary contact name, title, phone number and email address;
- C. A concise description of the Interested Party's business;

D. Detailed description of the Interested Party's proposed use concept for the Potentially Licensed Space, including but not limited to:

- 1) How the available square footage would be allocated and laid out to accommodate the proposed use.
- 2) Proposed hours of operation and, if the proposed use involves food and beverage service, types and price points of products to be offered and how offerings may vary at different times of the day.
- 3) Whether the proposed use would vary according to seasonal changes and how the Interested Party would seek to optimize use of the space over the course of changing seasons.
- 4) Types of furnishings, fixtures and finishes that would be utilized within the space.
- 5) How the Interested Party's use concept and operations would be tailored to respond to the unique needs and desires of the surrounding community and visitors to Wagner Park and its surrounding environs.
- 6) How the Interested Party's use concept and operations would be compatible with the objectives of BPCA's Sustainability Plan and adhere to the sustainability requirements referenced above.
- 7) Any special services or programs that would be targeted to community residents.
- 8) Any other critical use program aspect or consideration that the Interested Party wishes to have BPCA consider.

E. A description of any similar projects, business or undertakings that the Interested Party has owned, operated or managed.

F. A description of how the proposed use concept for the Potentially Licensed Space may complement, support and/or enhance possible educational programming and activities, cultural events/exhibits, and community functions of the Community Space in the North Wing of the New Pavilion.

Any inquiries concerning this RFEI should be directed by e-mail, under the subject line "BPCA Wagner Park Pavilion License", to RFEI@bpca.ny.gov. All questions must be submitted no later than November 3, 2023. BPCA will post answers to the questions received by the deadline no later than November 10, 2023 on its website at: <https://bpca.ny.gov/home/>.

By submitting an RFEI response, the Interested Party submitting such response acknowledges and agrees that the cost associated with preparing a response to this RFEI is at the sole cost and expense of the Interested Party, and that such Interested Party will make no claim against BPCA, its staff or its consultants for the reimbursement of costs and expenses incurred as a result of this RFEI process.

[NO FURTHER TEXT ON THIS PAGE]

VI. BPCA RESERVED RIGHTS

This RFEI does not obligate BPCA to enter into a contract with, nor does this RFEI constitute an offer or tender to enter into a contract with, any Interested Firm. No competitive procurement process has commenced with the issuance of this RFEI and this RFEI is not notice intent to enter into a competitive procurement process. No legal relations are created by this RFEI, or the responses to this RFEI. All responses to this RFEI shall become the property of BPCA and shall not be returned.

No information contained in any responses to this RFEI shall be deemed confidential and such information may be shared with others as deemed appropriate by BPCA.

BPCA shall not be liable for any costs incurred by any Interested Firm in the preparation, submittal, presentation or revision of its response to this RFEI.

BPCA retains the right, but will not be obligated to:

- Interview any, all or none of the Interested Parties or request clarification, additional information or supporting data;
- Solicit further input from any Interested Party;
- Commence a competitive solicitation process at any time, independent of and without regard to this RFEI and its response;
- Respond to questions regarding this RFEI or circulate any questions and responses to all Interested Parties.
- Withdraw or cancel this RFEI at any time;
- Make use of any all or none of the submitted responses to this RFEI at any point, present or future;
- Use the ideas and/or submissions in any manner deemed to be in the best interests of BPCA, including but not limited to soliciting one or more competitive procurements relating to such ideas or proposals and/or undertake the prescribed work in a manner other than that which is set forth herein; and
- Add to, delete or change any element or provision of the RFEI.



EXHIBIT A

RENDERINGS AND PLANS FOR THE WAGNER PARK PAVILION





VIEW OF PAVILION FROM THE NORTH SIDE OF BATTERY PLACE LOOKING TOWARDS THE ENTRANCE TO WAGNER PARK

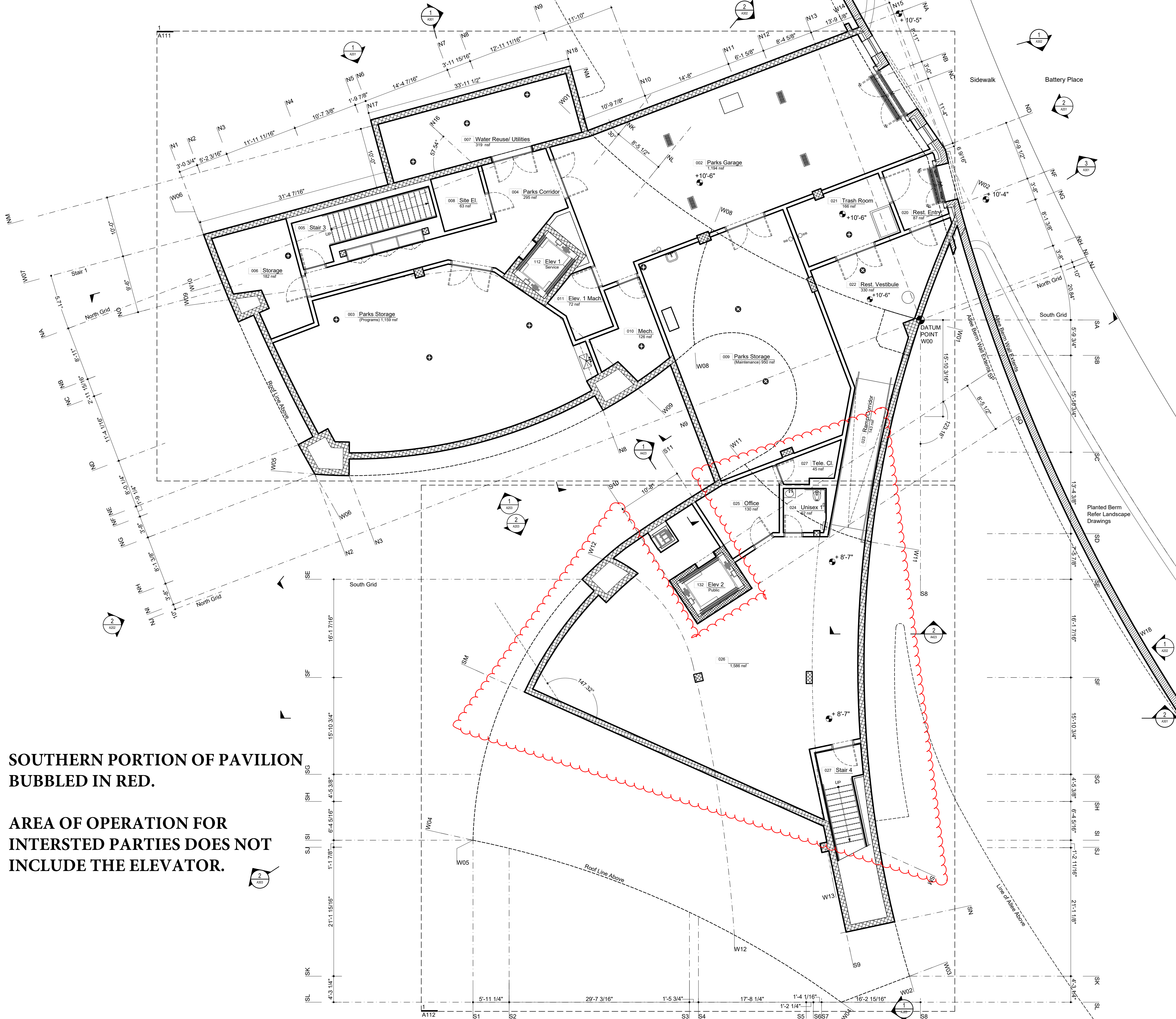








ANSI D 22" x 34"



SOUTHERN PORTION OF PAVILION
BUBBLED IN RED.

AREA OF OPERATION FOR
INTERSTED PARTIES DOES NOT
INCLUDE THE ELEVATOR.

Legend Notes

- | | | |
|----|---|--------|
| 01 | CIP Architectural Concrete. See Str. Dwg. | 033300 |
| 02 | CIP Concrete Deck. See Str. Dwg. | 033000 |
| 03 | CIP Concrete Slab Over Concrete Mudmat | 033000 |
| 04 | CIP Concrete Wall / Column. See Str. Dwg. | 033000 |
| 05 | Exterior Metal Panel Cladding Sys./ Doors | 087100 |
| 06 | Exterior Stair, Precast Conc. Treads & Risers | 321413 |
| 07 | Custom Painted Steel Handrail and Brackets | 057000 |
| 08 | Painted Metal and Glass Window System | 084413 |
| 09 | Double IGU with Anti-Birdstrike Treatment | |
| 10 | Precast Pavers on Pedestal System | 321413 |
| 11 | Hot Laminated Asphalt Membrane System | 071413 |
| 12 | On Sloped Slab or Topping Slab to Drain | |
| 13 | Below Grade Sheet Waterproofing | 072710 |
| 14 | CIP Arch. Conc. Parapet. See Str. Dwg. | 033300 |
| 15 | Operable Sunshading Device | |
| 16 | Bathroom Accessory. See Schedule in Spec. | 102800 |
| 17 | Plumbing Fixture. See Plumbing Schedule | |
| 18 | Unit Masonry. Reference Finish Schedule | 042000 |
| 19 | Formed Opening in CIP Concrete | 033300 |
| 20 | Sealed Concrete Slab. See Finish Schedule | |
| 21 | Sealed Pigmented Conc. Slab. See Fin. Sch. | 033300 |
| 22 | Custom-Formed Planter with Drainage and | 077273 |
| 23 | Irrigation Sys. Ref. Landscape Dwg./ Spec. | |
| 24 | Custom Cabinetry - Millwork or SSM | 062023 |
| 25 | Custom Stainless Steel Guardrail Assembly | 057000 |
| 26 | Custom Perf. Ptd. Metal Gate/ Facade Sys. | 087100 |
| 27 | Sink & Faucet. See Plumbing Schedule | |
| 28 | Floor Outlet. See Electrical Documents | |
| 29 | Painted Metal Custom Pivot Door | 087100 |
| 30 | Suspended Custom Precast Acoustic | 034500 |
| 31 | Ceiling Baffle System | |
| 32 | Drain. See Plumbing Drawings | |
| 33 | Exterior Paving. See Landscape Spec. | |
| 34 | Concrete Filled Steel Pan Stair | 076200 |
| 35 | Sprinkler. See Fire Protection Drawings | |
| 36 | Light Fixture. See Lighting Specifications | |
| 37 | Structural Thermal Break. See Struct. Dwg. | |
| 38 | Radiant Trench Heater. See M Drawings | |
| 39 | Custom Painted Diffuser | |
| 40 | Integrated Snow Melt System. See E Dwg. | |
| 41 | Closed Cell Spray Foam Insulation on Lathe | 072100 |
| 42 | Interior Partition. Reference Finish Schedule | 092900 |
| 43 | Custom S/S Walk Off Grating and Pan | 057000 |
| 44 | Dumbwaiter | 142000 |
| 45 | Pre-Applied Sheet Membrane WP System | 071323 |
| 46 | Suspended GWB Ceiling. Ref. Finish Sched. | 092900 |
| 47 | Hydraulic Elevator. See Elevator Spec. | 142400 |
| 48 | Ext. Wall Mounted Light. See Lighting Spec. | |
| 49 | Custom Ptd. Alum. Picture Hanging Rail Sys. | 057000 |
| 50 | Formwork Joint. See Arch. Conc. Spec. | 033300 |
| 51 | Planted Area. Ref. Landscape Dwg. and Spec. | |
| 52 | Conc. Deck Sloped to Drain. See Str. Dwg. | |
| 53 | Pour Joint. See Arch. Conc. Spec. | 033300 |
| 54 | Ptd. Steel Support Member by Window Man. | 084413 |
| 55 | Future Signage. Own. Prov./ Contract. Install | 101400 |
| 56 | Custom Ptd. Perforated Panel | 057000 |
| 57 | Light Pole. See Site Lighting Documents | |
| 58 | Sound Absorbing Ceiling Unit. By Owner | |
| 59 | Deployable Flood Protection Sys., See Str. | |
| 60 | Custom Ptd. Alum. Exit Sign Enclosure | 057000 |
| 61 | Metal Handrail | 051100 |
| 62 | Wind-Driven Rain Resistant Louver | 089100 |
| 63 | Custom Painted Steel Panel | 057000 |

Notes For This Sheet Only

AECOM

PROJECT
SOUTH BATTERY PARK CITY
RESILIENCY DESIGN SERVICES
20 Battery Place
New York, NY 10280

CLIENT
HUGH L. CAREY BATTERY
PARK CITY AUTHORITY
200 Liberty St., 24th Floor, New York, NY 10281
212.417.4304

CONSULTANT

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SUB-CONSULTANT

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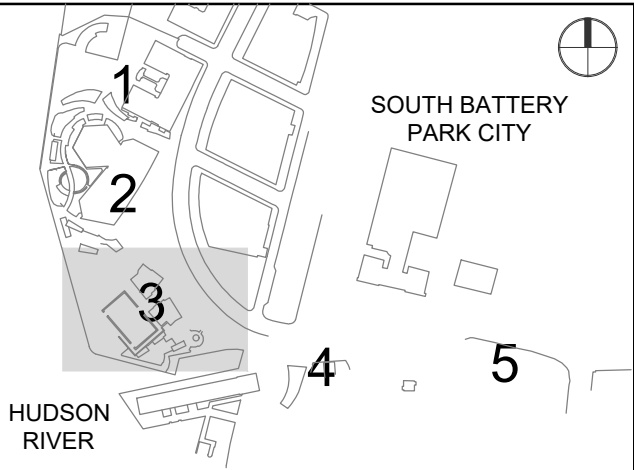
TILLOTSON DESIGN ASSOCIATES
40 Worth St., Rm 703, New York, NY 10013
212.675.7760 tilloftsondesign.com

THOMAS PHIFER AND PARTNERS
180 Varick St., New York, NY 10014
212.337.0334 thomasphifer.com

NAIK CONSULTING GROUP, PC
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212.575.2701 naikgroup.com

OWEIS
100 East Hanover Ave., Suite 101, Cedar Knolls, NJ 07927
973.539.440 oweisengineering.com

KEY PLAN



REGISTRATION



NYC DOB JOB NUMBER

M00613188-11

ISSUE/REVISION

I/R	DATE	DESCRIPTION
I	2023-06-13	IFC SET
I	2022-11-11	CONFORMED SET
I/R	DATE	DESCRIPTION

PROJECT/TERM CONTRACT NUMBER

Contract No. 18-2586

SHEET TITLE

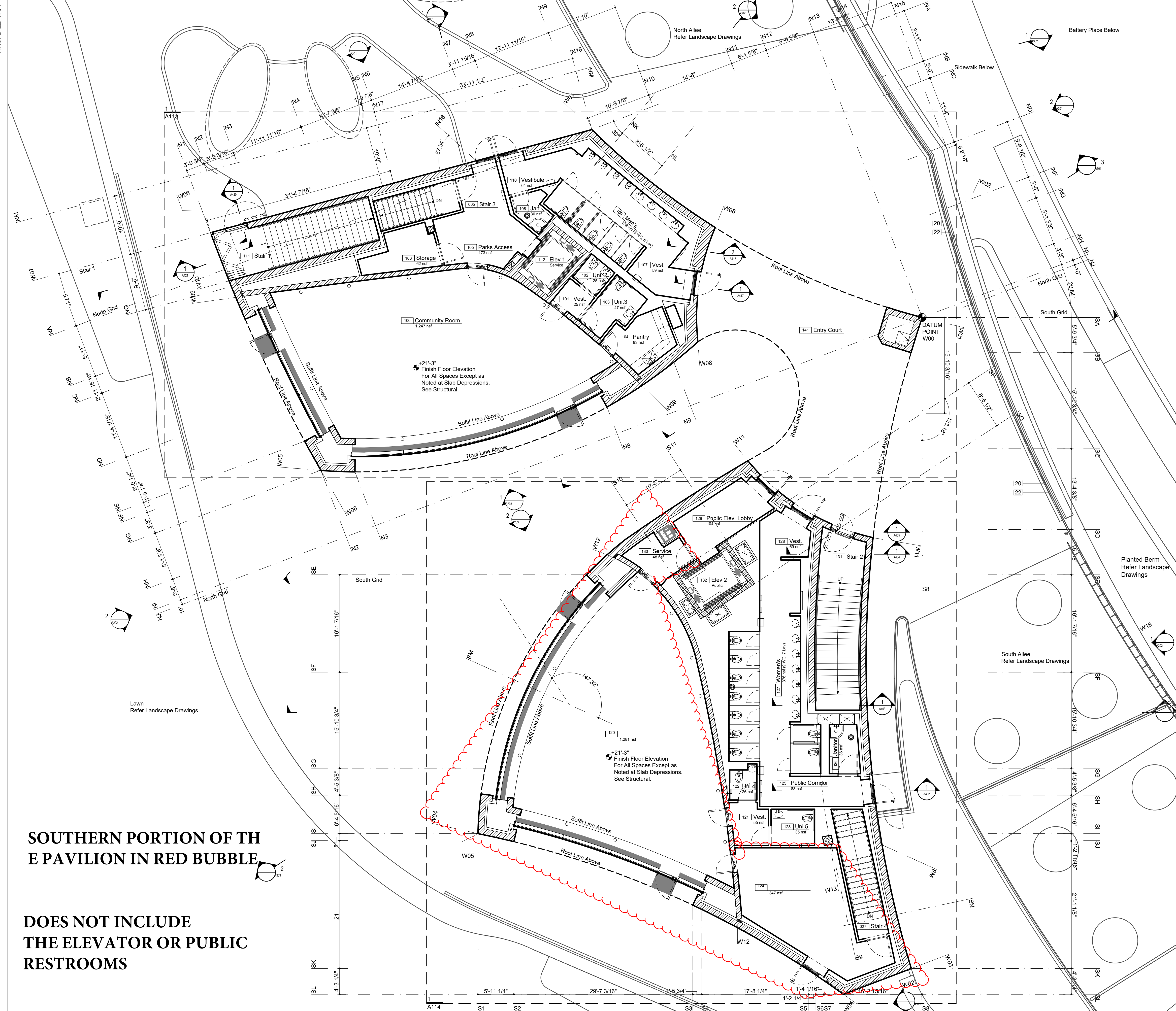
BASEMENT LEVEL PLAN

SHEET NUMBER

A101.00

PAGE NUMBER OF

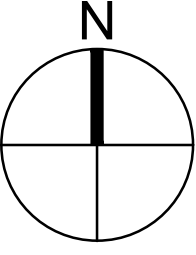
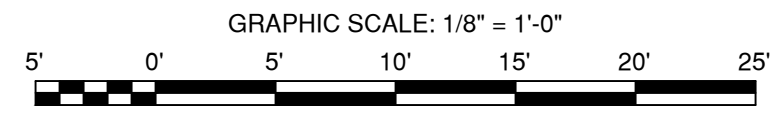
ANSI D 222' x 34'



SOUTHERN PORTION OF THE PAVILION IN RED BUBBLE

DOES NOT INCLUDE THE ELEVATOR OR PUBLIC RESTROOMS

Legend Notes		Notes For This Sheet Only	
01	CIP Architectural Concrete. See Str. Dwg.	033300	
02	CIP Concrete Deck. See Str. Dwg.	033000	
03	CIP Concrete Slab Over Concrete Mudmat	033000	
04	CIP Concrete Wall / Column. See Str. Dwg.	033000	
05	Exterior Metal Panel Cladding Sys./ Doors	087100	
06	Exterior Stair, Precast Conc. Treads & Risers	321413	
07	Custom Painted Steel Handrail and Brackets	057000	
08	Painted Metal and Glass Window System	084413	
09	Double IGU with Anti-Birdstrike Treatment		
10	Precast Pavers on Pedestal System	321413	
11	Hot Laminated Asphalt Membrane System On Sloped Slab or Topping Slab to Drain	071413	
12	Below Grade Sheet Waterproofing	072710	
13	CIP Arch. Conc. Parapet. See Str. Dwg.	033300	
14	Operable Sunshading Device		
15	Bathroom Accessory. See Schedule in Spec.	102800	
16	Plumbing Fixture. See Plumbing Schedule		
17	Unit Masonry. Reference Finish Schedule	042000	
18	Formed Opening in CIP Concrete	033300	
19	Sealed Concrete Slab. See Finish Schedule		
20	Sealed Pigmented Conc. Slab. See Fin. Sch.	033300	
21	Custom-Formed Planter with Drainage and Irrigation Sys. Ref. Landscape Dwg./ Spec.	077273	
22	Custom Cabinetry - Millwork or SSM	062023	
23	Custom Stainless Steel Guardrail Assembly	057000	
24	Custom Perf. Ptd. Metal Gate/ Facade Sys.	087100	
25	Sink & Faucet. See Plumbing Schedule		
26	Floor Outlet. See Electrical Documents		
27	Painted Metal Custom Pivot Door	087100	
28	Suspended Custom Precast Acoustic Ceiling Baffle System	034500	
29	Drain. See Plumbing Drawings		
30	Exterior Paving. See Landscape Spec.		
31	Concrete Filled Steel Pan Stair	076200	
32	Sprinkler. See Fire Protection Drawings		
33	Light Fixture. See Lighting Specifications		
34	Structural Thermal Break. See Struct. Dwg.		
35	Radiant Trench Heater. See M Drawings		
36	Custom Painted Diffuser		
37	Integrated Snow Melt System. See E Dwg.		
38	Closed Cell Spray Foam Insulation on Lathe	072100	
39	Interior Partition. Reference Finish Schedule	092900	
40	Custom S/S Walk Off Grating and Pan	057000	
41	Dumbwaiter	142000	
42	Pre-Applied Sheet Membrane WP System	071323	
43	Suspended GWB Ceiling. Ref. Finish Sched.	092900	
44	Hydraulic Elevator. See Elevator Spec.	142400	
45	Ext. Wall Mounted Light. See Lighting Spec.		
46	Custom Ptd. Alum. Picture Hanging Rail Sys.	057000	
47	Formwork Joint. See Arch. Conc. Spec.	033300	
48	Planted Area. Ref. Landscape Dwg. and Spec.		
49	Conc. Deck Sloped to Drain. See Str. Dwg.		
50	Pour Joint. See Arch. Conc. Spec.	033300	
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53	Custom Ptd. Perforated Panel	057000	
54	Light Pole. See Site Lighting Documents		
55	Sound Absorbing Ceiling Unit. By Owner		
56	Deployable Flood Protection Sys., See Str.		
57	101 Custom Ptd. Alum. Exit Sign Enclosure	057000	
58	154 Metal Handrail	051100	
59	175 Wind-Driven Rain Resistant Louver	089100	
60	178 Custom Painted Steel Panel	057000	



UNAUTHORIZED ALTERATION OR ADDITION TO ARCHITECTURAL PLANS OR SPECIFICATIONS BEARING A LICENSED ARCHITECT'S SEAL IS A VIOLATION OF PART 89.5B OF TITLE 8 OF THE OFFICIAL COMPILATION, CODES, RULES, AND REGULATIONS OF THE STATE OF NEW YORK.



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206.292.1200 tel 206.292.1201 fax www.mka.com

SITEWORKS
150 West 28th St, Suite 605, New York, NY 10001
212.255.6350 siteworkscm.com

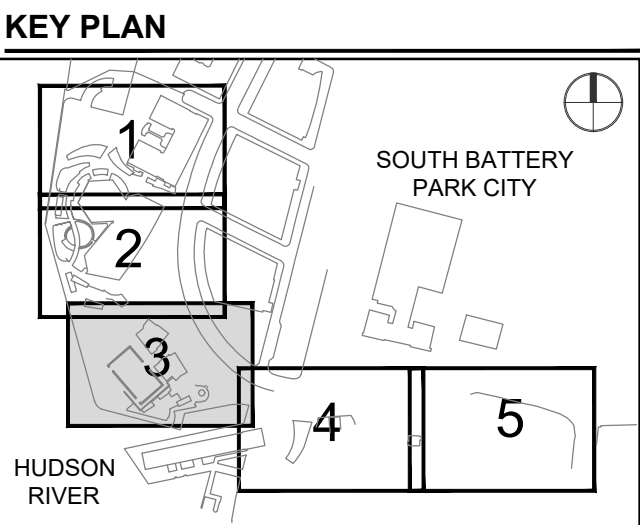
MILLHOUSE
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313.987.0061 mlhouseinc.com

TILLOTSON DESIGN ASSOCIATES
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212.675.7760 tilloftsondesign.com

THOMAS PHIFER AND PARTNERS
180 Varick St., New York, NY 10014
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NAIK CONSULTING GROUP, PC
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REGISTRATION

NYC DOB JOB NUMBER

M00613188-11

ISSUE/REVISION			
I	2023-06-13	IFC SET	
	2022-11-11	CONFORMED SET	
I/R	DATE	DESCRIPTION	

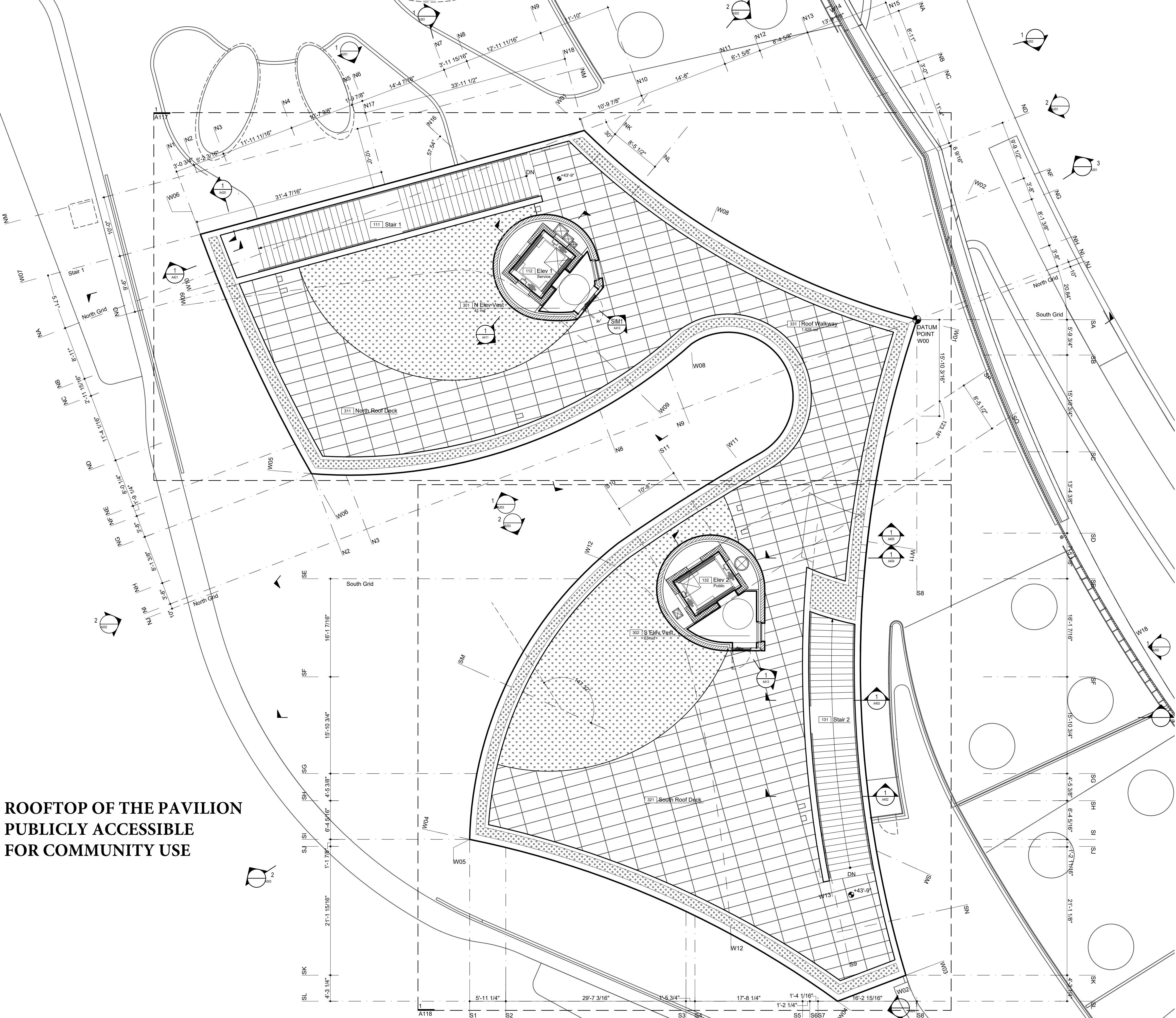
PROJECT/TERM CONTRACT NUMBER
Contract No. 18-2586

SHEET TITLE

FIRST LEVEL PLAN

SHEET NUMBER
A102.00

ANSI D 22" x 34"



ROOFTOP OF THE PAVILION
PUBLICLY ACCESSIBLE
FOR COMMUNITY USE

Legend Notes

- | | | |
|-----|--|--------|
| 01 | CIP Architectural Concrete. See Str. Dwg. | 033300 |
| 02 | CIP Concrete Deck. See Str. Dwg. | 033000 |
| 03 | CIP Concrete Slab Over Concrete Mudmat | 033000 |
| 04 | CIP Concrete Wall / Column. See Str. Dwg. | 033000 |
| 05 | Exterior Metal Panel Cladding Sys./ Doors | 087100 |
| 06 | Exterior Stair, Precast Conc. Treads & Risers | 321413 |
| 07 | Custom Painted Steel Handrail and Brackets | 057000 |
| 08 | Painted Metal and Glass Window System | 084413 |
| | Double IGU with Anti-Birdstrike Treatment | |
| 09 | Precast Pavers on Pedestal System | 321413 |
| 10 | Hot Laminated Asphalt Membrane System On Sloped Slab or Topping Slab to Drain | 071413 |
| 11 | Below Grade Sheet Waterproofing | 072710 |
| 12 | CIP Arch. Conc. Parapet. See Str. Dwg. | 033300 |
| 13 | Operable Sunshading Device | |
| 14 | Bathroom Accessory. See Schedule in Spec. | 102800 |
| 15 | Plumbing Fixture. See Plumbing Schedule | |
| 16 | Unit Masonry. Reference Finish Schedule | 042000 |
| 17 | Formed Opening in CIP Concrete | 033300 |
| 18 | Sealed Concrete Slab. See Finish Schedule | |
| 19 | Sealed Pigmented Conc. Slab. See Fin. Sch. | 033300 |
| 20 | Custom-Formed Planter with Drainage and Irrigation Sys. Ref. Landscape Dwg./ Spec. | 077273 |
| 21 | Custom Cabinetry - Millwork or SSM | 062023 |
| 22 | Custom Stainless Steel Guardrail Assembly | 057000 |
| 24 | Custom Perf. Ptd. Metal Gate/ Facade Sys. | 087100 |
| 25 | Sink & Faucet. See Plumbing Schedule | |
| 26 | Floor Outlet. See Electrical Documents | |
| 27 | Painted Metal Custom Pivot Door | 087100 |
| 28 | Suspended Custom Precast Acoustic Ceiling Baffle System | 034500 |
| 29 | Drain. See Plumbing Drawings | |
| 30 | Exterior Paving. See Landscape Spec. | |
| 31 | Concrete Filled Steel Pan Stair | 076200 |
| 32 | Sprinkler. See Fire Protection Drawings | |
| 33 | Light Fixture. See Lighting Specifications | |
| 34 | Structural Thermal Break. See Struct. Dwg. | |
| 35 | Radiant Trench Heater. See M Drawings | |
| 36 | Custom Painted Diffuser | |
| 37 | Integrated Snow Melt System. See E Dwg. | |
| 38 | Closed Cell Spray Foam Insulation on Lathe | 072100 |
| 39 | Interior Partition. Reference Finish Schedule | 092900 |
| 40 | Custom S/S Walk Off Grating and Pan | 057000 |
| 41 | Dumbwaiter | 142000 |
| 42 | Pre-Applied Sheet Membrane WP System | 071323 |
| 43 | Suspended GWB Ceiling. Ref. Finish Sched. | 092900 |
| 44 | Hydraulic Elevator. See Elevator Spec. | 142400 |
| 45 | Ext. Wall Mounted Light. See Lighting Spec. | |
| 46 | Custom Ptd. Alum. Picture Hanging Rail Sys. | 057000 |
| 47 | Formwork Joint. See Arch. Conc. Spec. | 033300 |
| 48 | Planted Area. Ref. Landscape Dwg. and Spec. | |
| 49 | Conc. Deck Sloped to Drain. See Str. Dwg. | |
| 50 | Pour Joint. See Arch. Conc. Spec. | 033300 |
| 52 | Ptd. Steel Support Member by Window Man. | 084413 |
| 53 | Future Signage. Own. Prov./ Contract. Install | 101400 |
| 67 | Custom Ptd. Perforated Panel | 057000 |
| 82 | Light Pole. See Site Lighting Documents | |
| 97 | Sound Absorbing Ceiling Unit. By Owner | |
| 100 | Deployable Flood Protection Sys., See Str. | 057000 |
| 101 | Custom Ptd. Alum. Exit Sign Enclosure | 051100 |
| 154 | Metal Handrail | 089100 |
| 175 | Wind-Driven Rain Resistant Louver | 057000 |
| 178 | Custom Painted Steel Panel | |

Notes For This Sheet Only

AECOM

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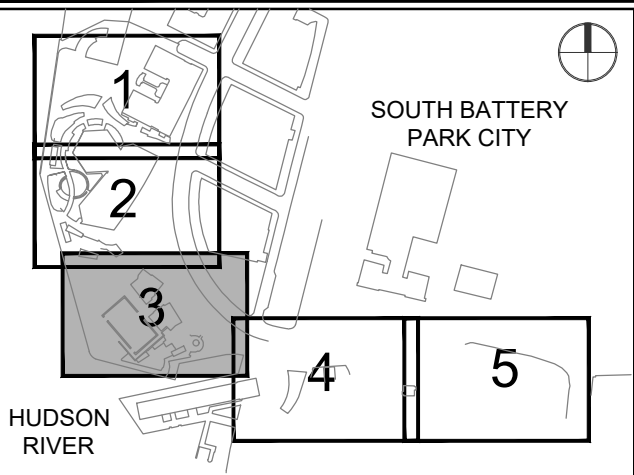
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KEY PLAN



REGISTRATION



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Contract No. 18-2586

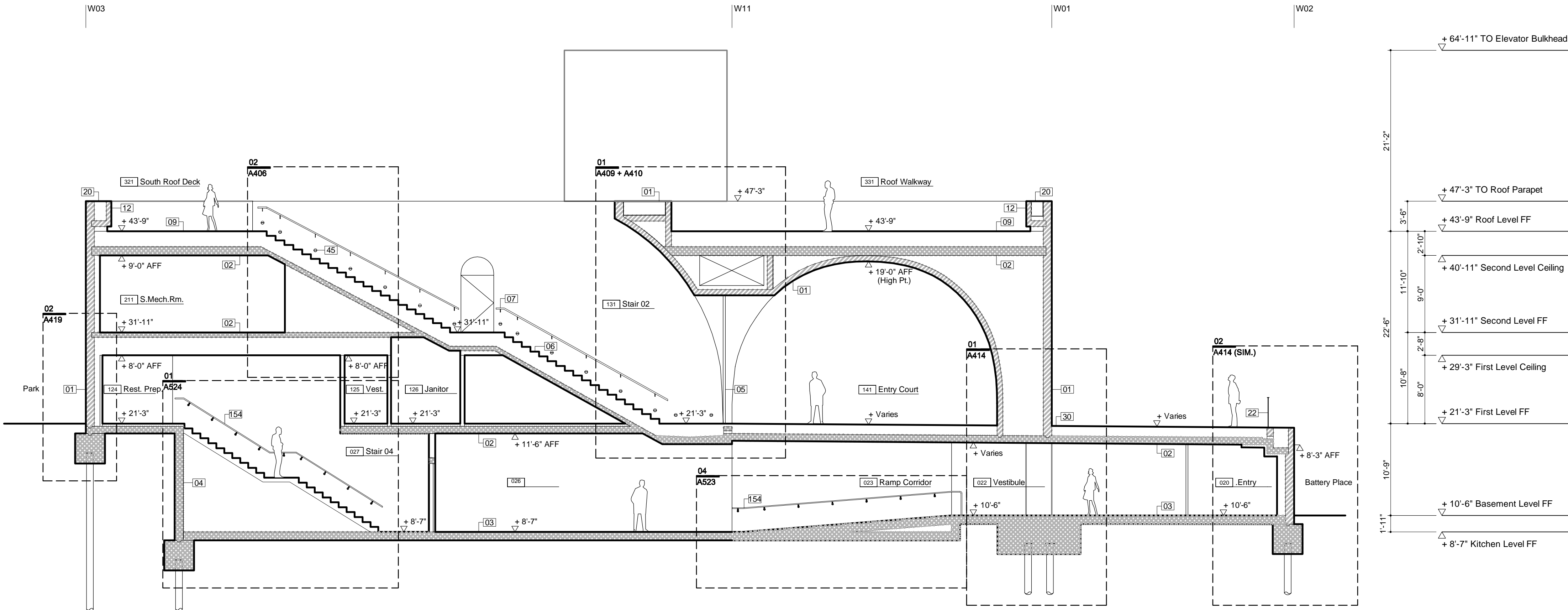
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ROOF LEVEL PLAN

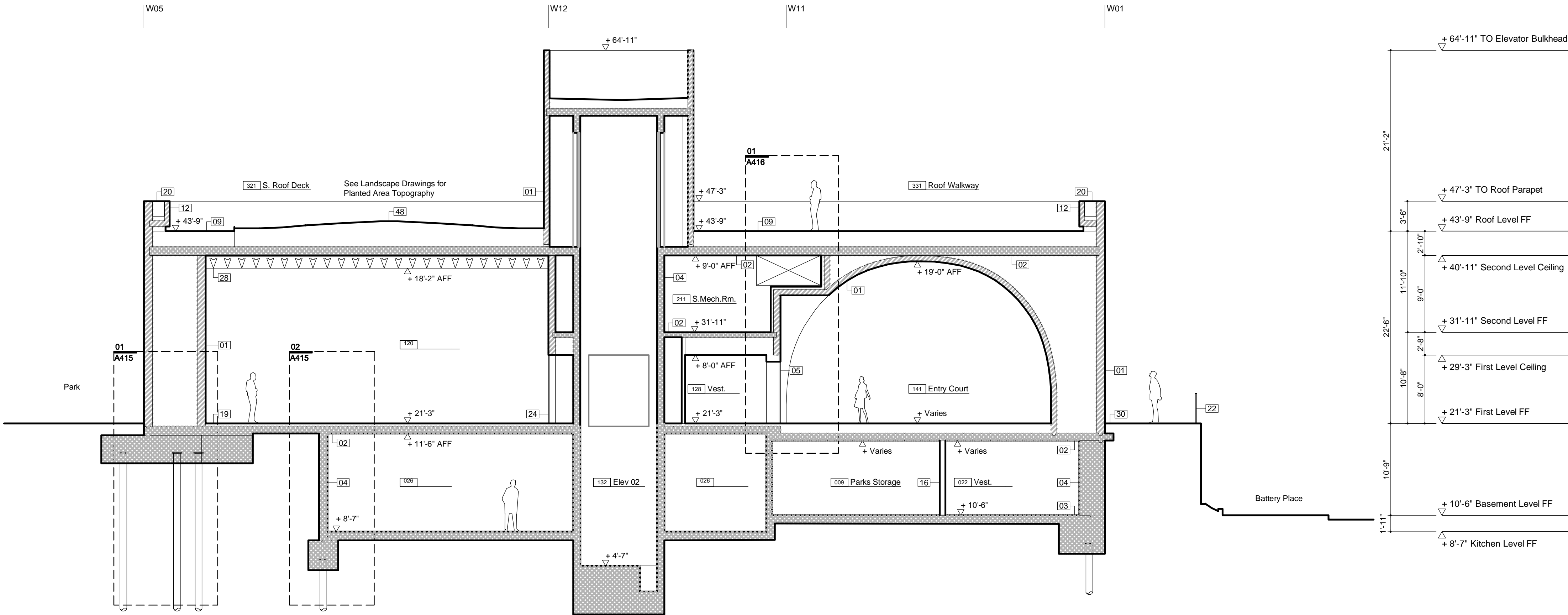
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A105.00

PAGE NUMBER OF



Section : South Wing Staircase 01

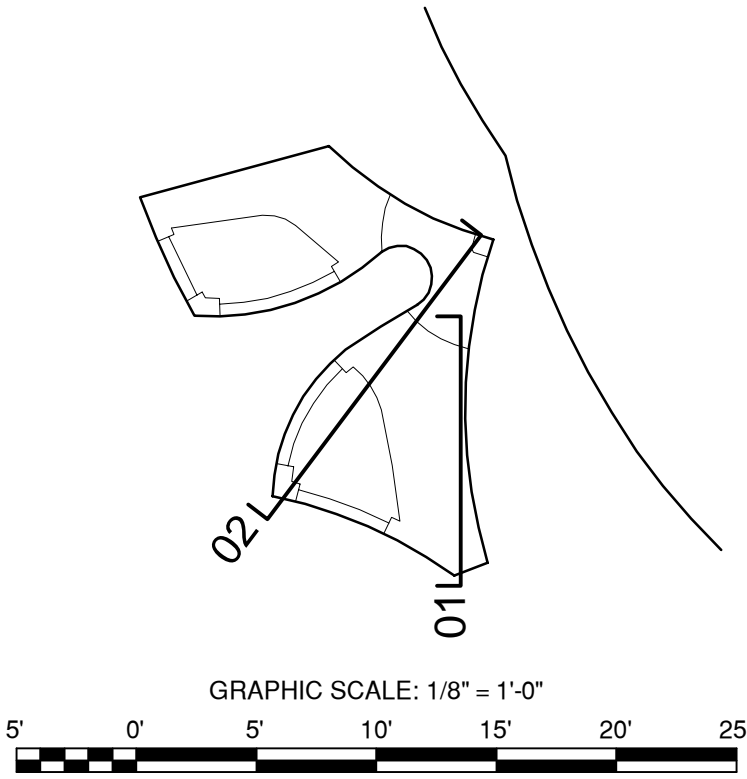


Section : South Wing 02

Legend Notes

01	CIP Architectural Concrete. See Str. Dwg.	033300
02	CIP Concrete Deck. See Str. Dwg.	033000
03	CIP Concrete Slab Over Concrete Mudmat	033000
04	CIP Concrete Wall / Column. See Str. Dwg.	033000
05	Exterior Metal Panel Cladding Sys./ Doors	087100
06	Exterior Stair, Precast Conc. Treads & Risers	321413
07	Custom Painted Steel Handrail and Brackets	057000
08	Painted Metal and Glass Window System	084413
09	Double IGU with Anti-Birdstrike Treatment	
10	Precast Pavers on Pedestal System	321413
11	Hot Laminated Asphalt Membrane System On Sloped Slab or Topping Slab to Drain	071413
12	Below Grade Sheet Waterproofing	072710
13	CIP Arch. Conc. Parapet. See Str. Dwg.	033300
14	Operable Sunshading Device	
15	Bathroom Accessory. See Schedule in Spec.	102800
16	Plumbing Fixture, See Plumbing Schedule	
17	Unit Masonry. Reference Finish Schedule	042000
18	Formed Opening in CIP Concrete	033300
19	Sealed Concrete Slab. See Finish Schedule	
20	Sealed Pigmented Conc. Slab, See Fin. Sch.	033300
21	Custom-Formed Planter with Drainage and Irrigation Sys. Ref. Landscape Dwg./ Spec.	077273
22	Custom Cabinetry - Millwork or SSM	062023
23	Custom Stainless Steel Guardrail Assembly	057000
24	Custom Perf. Ptd. Metal Gate/ Facade Sys.	087100
25	Sink & Faucet, See Plumbing Schedule	
26	Floor Outlet, See Electrical Documents	
27	Painted Metal Custom Pivot Door	087100
28	Suspended Custom Precast Acoustic Ceiling Baffle System	034500
29	Drain, See Plumbing Drawings	
30	Exterior Paving, See Landscape Spec.	
31	Concrete Filled Steel Pan Stair	076200
32	Sprinkler, See Fire Protection Drawings	
33	Light Fixture, See Lighting Specifications	
34	Structural Thermal Break, See Struct. Dwg.	
35	Radiant Trench Heater, See M Drawings	
36	Custom Painted Diffuser	
37	Integrated Snow Melt System, See E Dwg.	
38	Closed Cell Spray Foam Insulation on Lathe	072100
39	Interior Partition, Reference Finish Schedule	092900
40	Custom S/S Walk Off Grating and Pan	057000
41	Dumbwaiter	142000
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54	Light Pole, See Site Lighting Documents	
55	Sound Absorbing Ceiling Unit, By Owner	
56	Deployable Flood Protection Sys., See Str.	
57	101 Custom Ptd. Alum. Exit Sign Enclosure	057000
58	154 Metal Handrail	051100
59	175 Wind-Driven Rain Resistant Louver	089100
60	178 Custom Painted Steel Panel	057000

Key Plan (N.T.S.)



DOB APPROVAL STAMP

AECOM

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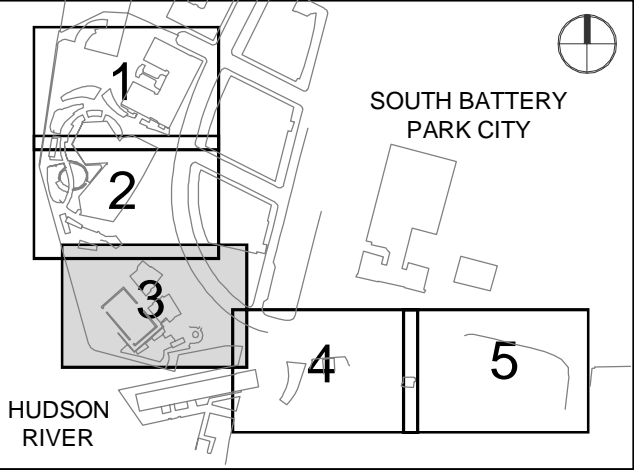
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SHEET TITLE

SECTION

SHEET NUMBER

A303.00