

Marina Concession Contract between JEN Marine (Gateway Marina) and the National Parks Service

May 1, 2003 through April 30, 2013

Required Services of the Marina Operator

The following services are **required** to be performed or provided by any concessionaire to operate the marina.

*Min 500, max 750 slips
Boat Dry Storage (No more than the max ACOE allowed slips)
*Boat pump-out station for boats
Dock pump-out station for boats
*Restrooms/shower/laundry
*Ship chandlery
*Marina Office
*Boat repair and service
*Bait Tackle sales
Fire hydrants/fire suppression in the dock
Sale of boat fuel/lubricants
*Boat sales on consignment
*Sale of grocery misc., alcoholic beverages
Security gate with a card reader and video security system or continuously manned entrance booth.

*already in place

Required Improvements

The following is a list of **required** improvements for any marina operator under the new contract. The cost estimate, which total \$3,584,000, was provided by the NPS. **All improvements must be completed by Dec. 31, 2005. ACOE Permit expires 6/30/2004.**

Complete and install the new North side slips (A, B, C, D dock, 160 slips, remove old slips).....\$2,760,000
Install a PC (computer) accounting system.....\$30,000
Improve entrance and exit gates on Flatbush Ave. .. \$30,000
Remove/clean up abandoned property.....\$150,000
Connect a sewer line to Floyd Bennett Field.....\$125,000
Connect a natural gas line.....\$10,000
Install a video security system.....\$45,000
Install Fuel tanks to sell boat fuel.....\$250,000
VHF monitor station.....\$2,000
Repair travel lift well.....\$17,000
Install a seawater fire system.....\$12,000
Improve signage.....\$4,000
Upgrade shower/restrooms/laundry.....\$100,000
Install navigation aids at entrance to marina.....\$6,000
Clearly mark all slips.....\$7,000
Renovate and improve old "main dock" party area \$35,000
ID program for people and boats.....\$1,000

Authorized Services

The following are authorized but NOT required for any new marina operator:

Small boat rental
Food and beverage service
Meeting room for sailing/boat safety lessons, general meeting and for rental for gatherings

Forbidden services:

Jet skis
Construction of a facility for boat sales