

Fort Hancock RFP Optional Application and Cost Estimate Template

Please respond to each of the below evaluation criteria.

FULL LEGAL NAME (INDIVIDUAL/ENTITY): _____

STREET ADDRESS: _____

CITY, STATE AND ZIP CODE: _____

AUTHORIZED SIGNATURE: _____

PRINT NAME: _____

TITLE OF AUTHORIZED SIGNATORY: _____

TELEPHONE #: _____

FAX #: _____

E-MAIL ADDRESS: _____



GATEWAY NATIONAL PARK

<https://forthancock21.org>

FORT HANCOCK EVALUATION CRITERIA

| # | Criteria | Details |
|--|----------------------|--|
| 1 | COMPATIBILITY | The compatibility of the proposal's intended use of the Leased property with respect to preservation, protection, and visitor enjoyment of the park. |
| Response: Please describe which building(s) you propose to lease and the intended use based on the Use Map above. | | |
| | | |

Use additional pages as needed.

FORT HANCOCK EVALUATION CRITERIA

| # | Criteria | Details |
|---|-----------|---|
| 2 | FINANCIAL | <p>The financial capability of the Offeror to carry out the terms of the Lease and the amount of rent offered. NPS will project costs anticipated with the project as proposed and determine whether Offeror is financially capable of undertaking the project based on supporting documents provided by the Offeror. NPS will consider cost estimates provided by Offeror.</p> |
| <p>Please email or mail the appropriate information:</p> <p>Check if completed</p> <p><input type="checkbox"/> • Attachment F - Financial Forms, explain the basis of all estimates included on the form. Please refer to Attachment E for instructions to complete the Financial Forms.</p> <p><input type="checkbox"/> • Credit report in the name of the offeror that includes scores and is dated within thirty (30) days prior to the date of submission to NPS. The report must be from a major credit reporting company such as Equifax, Experian, TRW, or Dun & Bradstreet. If the offeror is not yet formed, include a credit report for each of the individuals or entities that will have ownership interests or control of the potential Lessee.</p> <p><input type="checkbox"/> • Documentation of the source and availability of funds for the estimated investment costs through bank statements, bank financing commitment letters, or similar documents that substantiate your financial capability.</p> | | |
| 3 | RENT | <p>Offeror must propose, at minimum, an amount of rent equal to Fair Market Value Rent. Fair Market Value rent has been determined by the NPS for some of the structures and can be found at https://forthancock21.org/test-building-page/. If no FMV rent has been determined, the rent will be determined by NPS, via an independent appraisal, after selection of the best proposal. The NPS will provide rental offsets for capital improvements. The rent payment schedule will be negotiated with the selected Applicant.</p> |
| <p>Response: The lessee will be required to pay at least Fair Market Value rent to the NPS. State how much annual rent you offer to pay in space below.</p> | | |
| <p><input type="checkbox"/> Annually <input type="checkbox"/> Monthly</p> <p>\$ _____</p> | | |

FORT HANCOCK EVALUATION CRITERIA

Criteria Details

4

EXPERIENCE

The experience of the Offeror demonstrating the managerial capability to carry out the terms of the Lease is important.

Response: Describe how your experience and background qualifies you to undertake the proposed rehabilitation. You may enter qualifications below, or email your response.

Use additional pages as needed.

FORT HANCOCK EVALUATION CRITERIA

| # | Criteria | Details |
|--|-----------------------|---|
| 5 | SUSTAINABILITY | The ability and commitment of the Offeror to conduct its activities in the park area in an environmentally enhancing manner through, among other programs and actions, energy conservation, waste reduction, and recycling. |
| Response: Describe in your proposal how you will manage,use, and rehabilitate the property in an environmentally-friendly manner. You may enter below or email your response. | | |
| | | |

Use additional pages as needed.

FORT HANCOCK EVALUATION CRITERIA

| # | Criteria | Details |
|--|---------------------|---|
| 6 | PRESERVATION | The property is an historic property; the compatibility of the proposal with the historic qualities of the property and its place within the National Historic Landmark District. |
| <p>Response: Describe your experience completing historic rehabilitation projects (individually or utilizing the services of a professional).</p> | | |
| <p>Use additional pages as needed.</p> | | |

Building: _____

Estimate By: _____

SAHO Housing Rehabilitation

Date: _____

Gateway National Recreation Area GATE

Gross Square Feet

| Description | Quantity | Unit | Labor | Material | Cost |
|---|----------|------|-------|----------|------|
| FOUNDATIONS Grading, excavation and consolidation at foundation subsidencels Repoint foundation Perimeter drain system Sump pump and drainage system | | | | | |
| SUPERSTRUCTURE Miscellaneous structural repairs | | | | | |
| EXTERIOR ENCLOSURE R-19 insulation at exterior walls, blown in Miscellaneous exterior trim repairs Exterior siding replacement - in kind (24 missing shingles) Repair / replace where beyond repair approximately 6/6 WD DH Remove plywood and install 1 6/6 WD DH sash to match original Repair / replace 1/1 porch windows Stairs wood frame construction Remove rear vinyl door; install new appropriate wood door Install flood vents in former basement window openings Exterior painting | | | | | |
| ROOFING Remove and replace existing roof, asphalt shingles, 50 year Gutter, leaders and flashing New R50 blown insulation at roof | | | | | |
| INTERIOR CONSTRUCTION Reframe existing layout to accommodate new mech & elec rooms Drywall/plaster, patching & replacement at damaged wall areas Replace door interior door hardware, passage locks, res grade 3 Specialties towel bars, dispensers, mirrors, etc. | | | | | |
| STAIRS Structural & aesthetic repairs Stair tread replacement | | | | | |
| INTERIOR FINISHES Refinish existing wood floors Resilient flooring kitchens, bathrooms, utility rooms, mech, elec rooms Painting walls, ceilings, doors | | | | | |
| CONVEYING Not applicable | | | | | |

| Description | Quantity | Unit | Labor | Material | Cost |
|---|----------|------|-------|----------|------|
| <p>CONVEYING Not applicable</p> | | | | | |
| <p>PLUMBING (Based on central kitchen & central restroom) Sanitary piping distribution, PVC including floor drains & vents Domestic piping distribution, copper Kitchen sinks, w/ trim, countertop, SS, 43"x 22", dbl bowl Lavatory w/trim, vanity top, 18" round Toilets, vitreous china, two piece tank, floor mounted Shower stall, fiberglass, 1 pc, 3 walls, 36" square</p> | | | | | |
| <p>HVAC Hot water boiler, cast iron, gas fired, 244MBH Heating boiler, cast iron, gas fired, 585MBH Rehabilitate existing cast iron steam radiators Copper pipe water distribution Propane tank for boilers, 500 gal</p> | | | | | |
| <p>FIRE PROTECTION NFPA 13R, CPVC, schedule 40, fire sprinkler system</p> | | | | | |
| <p>ELECTRICAL Service, panels, and Distribution Lighting and Branch wiring, Romex Equipment connections Light fixtures, plates, finish out Fire detection and alarm system Electrical secondary</p> | | | | | |
| <p>EQUIPMENT Refrigerator Stove with cooktop Dishwasher Microwave Washer & Dryer set</p> | | | | | |
| <p>FURNISHINGS Kitchen lower cabinets, oak boxes, plastic laminate counters Kitchen upper cabinets, oak boxes Restroom countertops, laminate ADA bathroom stalls, baked enamel finish, floor mounted Bathroom stalls, baked enamel finish, floor mounted</p> | | | | | |
| <p>SPECIAL CONSTRUCTION</p> | | | | | |
| <p>SELECTIVE BUILDING DEMOLITION Hazardous material removals Hot water boiler system removal Oil boiler heat system removal Above ground fuel oil aboveground 500 gal storage tank removal Electrical gear & panel removals Miscellaneous internal removals water damage materials</p> | | | | | |

| Description | Quantity | Unit | Labor | Material | Cost |
|---|----------|------|-------|----------|------|
| SITE RESTORATION (Existing site) Backfill basement with sand Revegetation of existing site with hydro seed | | | | | |
| SITE IMPROVEMENTS Landscaping | | | | | |
| SITE MECHANICAL UTILITIES Remove lines and cap existing utilities as required Sanitary 4" lateral Fire line, 2" lateral 1" domestic tee Storm tie in from perimeter and crawl space line to surface drainage Electrical secondary Sanitary street tap Domestic street tap | | | | | |
| SUBTOTAL DIRECT CONSTRUCTION COSTS Published Location Factor Remoteness Factor Federal Wage Rate Factor State & Local Taxes (Calculated on Materials Only) Design Contingency | | | | | |
| TOTAL DIRECT CONSTRUCTION COSTS Testing & Inspections Standard General Conditions Government General Conditions Historic Preservation Factor | | | | | |
| SUBTOTAL NET CONSTRUCTION COST Design Liability General Liability Contractor Overhead Contractor Profit | | | | | |
| ESTIMATED NET CONSTRUCTION COSTS Contracting Method Adjustment (8A Negotiated) Permitting Bonding Inflation Escalation (12 Months) | | | | | |
| TOTAL ESTIMATED NET COST OF CONSTRUCTION Design Project Management NPS Management (Covered under Sandy Program) Construction Contingency | | | | | |
| TOTAL ESTIMATED GROSS COST OF CONSTRUCTION | | | | | |