Draft Outline for REQUEST FOR PROPOSAL (RFP)

I. EXECUTIVE SUMMARY

II. THE DEVELOPMENT PARAMETERS
    a. Background History- Gateway Historic Information and Opportunities
    b. NPS Objectives
        1) Preserve the building(s) & historic landscape without negative impact on environmental resources or existing recreational uses
        2) Create a community of interest that would enhance park use and mission as well as nearby communities
        3) Planned Development – Individual, Master Developer or Combination of both Individual or Master Developer
    c. Lease Terms
        1) Lease Term
        2) Fair Market Value (FMV) Rent
        3) Common Area Maintenance (CAM) charges
        4) Insurance
        5) Proposed Lease Management Structure
    d. Current Tenants/Occupancy
    e. Buildings Available
    f. Project Requirements: Historic Preservation, Historic Treatments, Applicable Building Codes, Environmental Review, Building Permit Process, Design Requirements, Floodplain, Sustainable Design, Signage, and Construction Requirements.

III. NPS FUTURE INVESTMENTS ON THE PENINSULA
    a. General Management Plan
    b. What is our capital plan for SAHO? (Natural gas, Electricity, Seawall, Docks, Water, IT Infrastructure etc.)
    c. Resiliency

IV. SANDY HOOK UNIT OPERATIONS
    a. Unit Organization /Post Lease Management Organization
    b. Transit (Ferry, Car, Bike)
    c. Current Services
    d. Utilities
    e. Access
    f. Visitor Procedures and Security
    g. Emergency Services

V. SELECTION CRITERIA
    a. Qualification and Experience
    b. Financial Capability
    c. Compatibility with NPS vision for Sandy Hook (General Management Plan)
    d. Project Schedule

VI.   PROPOSAL REQUIREMENTS
    a. Project Description
    b. Financial Offer
    c. Plans & Specs
    d. Construction Schedule
    e. Operating Plan
    f. Specific Qualification
    g. Proposed Lease Terms

VII.   NPS RFP PROCESS
    a. Timeline (or maybe process—doesn't commit us to time)
    b. Due Diligences
    c. Maybe who to contact on our side?

VIII. Exhibits
    a. Building Profiles
    b. Sample NPS Lease Template