

GATEWAY NATIONAL RECREATION AREA FORT HANCOCK SANDY HOOK UNIT LEASING UPDATE AS OF FEBRUARY 3, 2017

NEW LETTERS OF INTENT (LOI)

- **Joseph Kachinsky, Jr. and Rudolf Wobito**
 - Buildings 33, 36, 52, 60 and 80. The park has met with Joe and discussed next steps and preservation plan during LOI period.

CURRENT LOI UPDATE

- **Monmouth County Vocational School District:** Buildings 56 and 23
 - The project architect has submitted Schematic Designs and NPS is working closely with the architect to determine next steps.
- **Affordable Housing Alliance:** Building 27
 - NPS has met with the project manager and the architect to discuss NPS approval process and historic preservation standards. They are also working on an interim preservation plan during LOI period.

RELEASE OF LETTERS OF INTENT

- **Letters of Intent:** Because we have shared the LOIs during FACA meetings open to the public, those documents should be considered released once fully executed subject to any applicable privacy act considerations. NPS will not share addresses, emails, or phone numbers. The remaining terms and conditions will be made public.

PROPOSALS

- **Current Proposals:** Proposals Buildings 4, 12, and 17 are under review by the NPS evaluation panel.
- **Multiple Proposals:** Nothing precludes the National Park Service (NPS) from considering multiple proposals for the same building at any one time. Proposals are considered in the order in which they are received. For example, if one applicant submits a proposal in January, and another submits a proposal for the same building in February, the January proposal, assuming it is responsive, will be considered first. The February proposal will be considered a back-up and will take priority over any subsequently received proposals for that same building.
- **Non-Responsive Proposals:** In some cases proposals have been deemed non-responsive. Just because a proposal is deemed non-responsive does not mean the applicant cannot submit another proposal. The NPS encourages interested applicants to re-submit proposals containing additional information. The most common reasons a proposal might be considered non-responsive are because an applicant did not provide the additional information requested by the NPS evaluation panel or because the applicant was not able to demonstrate the financial capability necessary to undertake the project as proposed. The NPS makes every effort to be as flexible as possible to provide applicants with opportunities to submit necessary information.

MINIMUM FAIR MARKET RENT UPDATE

- One of the questions the NPS is frequently asked is “What is the rent for the building”? The NPS has provided some answers to this question. The Fair Market Value table can be found at the end of this document. If there is no minimum Fair Market Value Rent identified in the table, applicants should state how much Fair Market Value Rent they propose to pay when submitting a response to the Request for Proposals. The NPS will consider rent offsets for capital improvements made by Lessees.

OTHER RELATED PROJECTS

- Brookdale Community College:** Brookdale Community College students are working with GATE to prepare and provide drawings and plans for commercial buildings identified in the RFP. The projects the Committee will hear more about as the semester draws to a close include the following:



Building 40

18,890 Square feet

Barracks



Building 25

17,145 Square feet

Post Office/YMCA-Gym

Recreation Facility/Bowling Alley



Building 70

8,747 Square feet

Fort Hancock Fair Market Rent Values:
Effective January 17, 2017

Building	Description	Minimum Monthly Fair Market Value	Status
2	Lieutenant	\$2,100	Available
3	Lieutenant	\$2,100	Available
4	Lieutenant	\$2,100	Proposal
5	Lieutenant	\$2,100	Available
6	Lieutenant	\$2,100	Available
8	Lieutenant	\$2,100	Available
9	Captain	\$2,350	Available
10	Captain	\$2,350	Available
11	Captain	\$2,350	Available
12	Commander	\$2,500	Proposal
13	Captain	\$2,350	Available
14	Captain	\$2,350	Available
15	Captain	\$2,350	Available
16	Lieutenant	\$2,100	Available
17	Lieutenant	\$2,100	Proposal
21	Officers Duplex	\$2,100	Leased
23	Barracks	TBD	Letter of Intent
24	Barracks	TBD	Available
25	Barracks	TBD	Available
27	Bachelor Officers Quarters	TBD	Letter of Intent
33	Bakery	\$890	Letter of Intent
36	Mule Barn	\$1,350	Letter of Intent
40	YMCA	TBD	Available
52	Sergeant	\$1,100	Letter of Intent
53	Post Exchange	TBD	Available

55	Mess Hall	TBD	Available
56	Mess Hall	TBD	Letter of Intent
57	Mess Hall	TBD	Available
60	Gas Station	\$480	Letter of Intent
70	Post Exchange	TBD	Available
79	Storage	TBD	Available
80	Civilian Officers Quarters	TBD	Letter of Intent
114	Officers Club	TBD	Available

Minimum Fair Market Value Rent determined by NPS is identified above. If there is no minimum Fair Market Value Rent identified above, Applicants should state how much Fair Market Value Rent they propose to pay when submitting a response to the Request for Proposals. NPS will consider rent offsets for capital improvements made by Lessees.