



FORT HANCOCK

DRAFT

REQUEST FOR EXPRESSIONS OF INTEREST

GATEWAY NATIONAL RECREATION AREA
SANDY HOOK UNIT
MONMOUTH COUNTY, NEW JERSEY

The
Fort Hancock 21st Century Federal
Advisory Committee

and the

National Park Service

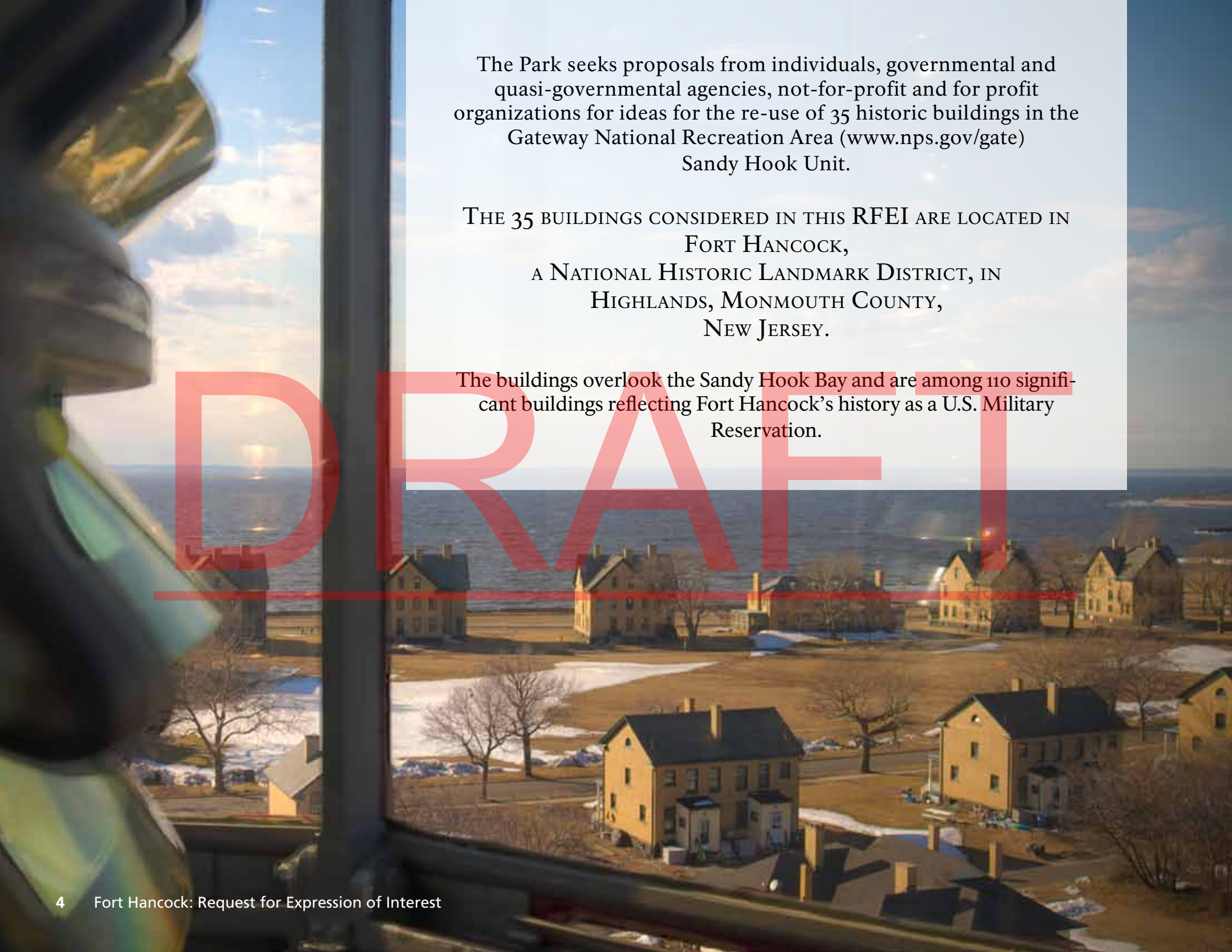
are pleased to offer a unique opportunity to partner
with the National Park Service in
redeveloping historic structures in the Sandy Hook
Unit of Gateway National Recreation Area.

This Request for Expressions of Interest (RFEI) invites
submission of concepts that would transform the use
of historic buildings located at Fort Hancock.



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Gateway National Recreation Area provides a national park experience in the country's largest metropolitan area. With more than 8 million visitors a year, it is one of the top five most visited national parks in the country. The park preserves a mosaic of coastal ecosystems and natural areas interwoven with historic coastal defense and maritime sites around New York's Outer Harbor. Fort Hancock is a beautiful resource, steeped in rich history -- a treasure waiting to be recast for a new future.

An aerial photograph of Fort Hancock, New Jersey, showing several large, yellow, two-story buildings with dark roofs. The buildings are situated on a grassy area with patches of snow. In the background, the ocean is visible under a blue sky with scattered clouds. A large, semi-transparent red watermark reading "DRAFT" is overlaid across the center of the image.

The Park seeks proposals from individuals, governmental and quasi-governmental agencies, not-for-profit and for profit organizations for ideas for the re-use of 35 historic buildings in the Gateway National Recreation Area (www.nps.gov/gate) Sandy Hook Unit.

THE 35 BUILDINGS CONSIDERED IN THIS RFEI ARE LOCATED IN
FORT HANCOCK,
A NATIONAL HISTORIC LANDMARK DISTRICT, IN
HIGHLANDS, MONMOUTH COUNTY,
NEW JERSEY.

The buildings overlook the Sandy Hook Bay and are among 110 significant buildings reflecting Fort Hancock's history as a U.S. Military Reservation.



AN UNSURPASSED OPPORTUNITY

Responses to this request may identify use of a single structure or contemplate the reuse of all thirty-five buildings at the Fort. This is an unsurpassed opportunity to invest in Park resources that will yield substantial cultural, social and economic gain now and for future generations.

In addition to its historic structures, the Sandy Hook Unit contains five guarded beaches for swimming, as well as a seven-mile Multi-Use Pathway (MUP) shared by runners, walkers, bicyclists and in-line skaters. The site also offers hiking, birding, kite surfing, surf fishing, and camping, as well as access to some of the region's most ecologically sensitive and culturally rich resources. The structures offered for reuse through this solicitation are located at the main post area of the Fort and offer spectacular access to Sandy Hook Bay and the Atlantic Ocean with stunning views of the New York City skyline. The Sandy Hook Unit is readily accessible by road and has parking for about 4,800 vehicles. The park is also served by high-speed ferry service from midtown and lower Manhattan.

This document is not intended as a formal offering for the award of a contract or for participation in any future solicitation. NPS reserves the right, at its sole discretion, to withdraw the RFEI and/or not issue an RFP; to use the ideas or proposals submitted in any manner deemed to be in the best interests of the NPS, including, but not limited to, the undertaking of the prescribed work in a manner other than that which is set forth herein. The NPS likewise reserves the right, at any time, to change any components, concepts or approaches of the RFEI. All cost associated with responding to the RFEI are the sole responsibility of the respondent and any such costs shall not be reimbursed by the NPS.

Map of a portion of Sandy Hook, N. J.,



HISTORY

Since colonial days, ships entered New York Harbor through the Sandy Hook Channel, just off the tip of Sandy Hook. In 1764, the Sandy Hook Lighthouse was built to assist navigation. The Hook served British and Loyalist forces during the American Revolution. After acquisition by the Federal Government was complete in 1846, construction of the granite “Fort at Sandy Hook” began in 1857. In 1874 the Sandy Hook Proving Ground was established and remained active testing new Army weapons until 1920 when it moved to Aberdeen, Maryland.

The 1880’s began the transformation of the peninsula into a modern defense for New York Harbor. The Military Reservation of Sandy Hook was named “Fort Hancock” by War Department General Order in 1895. Most of the buildings in the Fort Hancock Historic District began and were completed by were constructed between 1890 and 1910. Fort Hancock served as a strategic military location through two World Wars and into the nuclear age, when nuclear Nike missiles could be fired from shore to intercept aircraft at sea. When Congress established Gateway in 1972, the Park’s enabling legislation specifically charged Gateway with preserving and interpreting Fort Hancock’s historic structures.



VISION

Responses to this RFEI may identify use of a single building or contemplate reuse of all or part of the 35 Fort Hancock structures that are identified in connection with this announcement (See http://www.forthancock21stcentury.org/real_property for a detailed description of the buildings).

We encourage submission of proposals for re-use by individuals, government and quasi-governmental agencies or entities, as well as not-for-profit or for profit organizations. Creative responses to this request may accommodate a single management entity or multiple organizations.

General information about Fort Hancock is available at www.forthancock21stcentury.org. The main post area of Fort Hancock could be redeveloped as a campus environment, similar to Cavallo Point. Alternatively, it could take on a new life with facilities redeveloped as individual residences. Mixed use concepts of many other types could be considered, limited only by the creativity and imagination of the offeror.

The NPS has a long history of public-private partnerships at Parks with resources not unlike those at Fort Hancock. They vary from the hotels, gift shops and restaurants at Grand Canyon and Yellowstone to more creative partnerships established to preserve groups of historic structures such as those at Golden Gate, California; Hot Springs, Arkansas; and others. A number of partnership concepts similar to those developed at other park sites may also be suitable to accomplish the redevelopment of Fort Hancock.

Several not-for-profit organizations have active, ongoing programs at Sandy Hook (See <http://www.forthancock21stcentury.org/neighbors> for a list of these partners and a description of their activities). Respondents to this solicitation are welcome to consider partnerships with one or more of them.



HOW TO RESPOND

Individuals and organizations planning to prepare a response to this RFEI must comply with the submission requirements described at www.forthancock21stcentury.org/RFEI.

Responses should offer: a compelling and creative vision for adaptive reuse; specific indications of uses contemplated for individual buildings; and an overview of how the respondents' plans would be economically viable and sustainable. Responses will be reviewed by The Fort Hancock Federal Advisory Committee and the NPS and they will jointly select those suitable for further consideration. Successful applicants to this RFEI will be asked to submit full proposals that provide detailed plans for adaptive reuse and for financial and business management.

If after the close of this RFEI, the NPS elects to issue a full Request for Proposals, respondents will be asked to submit full

proposals providing detailed plans for adaptive reuse and business management.

SUBMISSION LOGISTICS

Please submit four (4) paper copies and one (1) electronic copy by USB flash drive or CD to name, by 5pm on Month, date, 2013, at the address noted below. Unless identified otherwise above, submissions should be no longer than fifteen (15) pages in length. Information longer than the fifteen-page limit will not be reviewed.

Fort Hancock 21st Century
c/o Business Services
Gateway National Recreation Area
210 New York Ave
Staten Island, NY 10305

SUBMISSION SPECIFICATIONS

- Applicants should consider the following guidelines in developing responses pertaining to this announcement (complete NPS Management Policies are available on the NPS website at <http://www.nps.gov/policy/mp2006.pdf>)

- Proposals should preserve the peace and serenity of Sandy Hook as a whole. Fort Hancock can flourish without disturbing Sandy Hook's beaches and wildlife habitats. Proposals are expected to describe plans to ensure that areas outside the Fort Hancock Historic District are not adversely affected by suggested adaptive reuse options that are presented.

- Proposals may not include new buildings, but may include the construction of additions to existing buildings if they are essential to the financial sustainability of the project and do not adversely effect the National Historic District. Applicants may consider expanding footprints of certain buildings and demolition of unstable structures which are not considered within the scope of this RFEI.

- The NPS may consider use of, expansion or, or demolition of structures not identified among the 35 that are the primary focus of this RFEI. The park is willing to consider offers that include re-use of a number of buildings in addition to those identified in the RFEI if such use is legal, is not inconsistent with NPS values, and substantially supports the viability of the applicant's project.

- Respondents' proposals should not be contingent upon the availability of NPS funds for the long-term preservation of structures within the Historic District. Hurricane Sandy caused substantial damage to power, water and telecommunications systems. However, repairs are ongoing and offerors can assume that infrastructure essential in of support re-use proposals will be available.

- Sandy Hook is accessible by water seasonally by a commercial passenger ferry service currently operating between midtown and lower Manhattan. Dock facilities are maintained by the park. Offerors may consider options that include access to the park through waterborne modes of transportation.

- Compliance with ADA or other applicable codes resulting in a visual or other impact on any one historic building, particularly with regard to the exterior of a building, will require review and concurrence from the State Historic Preservation Office (SHPO). Once SHPO has approved proposed methods of ADA and code compliance, accessibility modifications must be uniformly applied to all buildings.

- Because the main post area of Fort Hancock is a Historic District, any alternative use proposed requires conformance with provisions of the National Historic Preservation Act and the Secretary of Interior's Standards on Historic Preservation, 36 C.F.R. Part 68 et. seq. (see <http://www.nps.gov/history/tps/standards/four-treatments/treatment-preservation.htm>)





PUBLICATION OF RESPONSES

All applicants must include an executive summary suitable for disclosure to the public. The executive summary should provide a brief overview of the project, and be no more than two pages in length. The executive summary of each proposal will be posted on www.forthancock21stcentury.org, as will each full response that does not include confidential and/or proprietary information.

RESPONSE OUTLINE

Please provide an overall project description/narrative describing a compelling vision of the proposed redevelopment of Fort Hancock (37) Historic Buildings. The narrative should include information on the following:

1) Compelling Vision of Your Concept

Concisely describe why your ideas are compelling in relationship to the Vision Statement (http://www.forthancock21stcentury.org/meeting_materials/may_16_2013) and the goals described in this RFEI.

2) Building Use Proposal

For each building that is proposed for repairs and/or improvements, the expected use/application of the building and timeline for completion and beneficial occupancy must be specified. The proposal should explain how the use(s) is consistent with the preservation, protection, and visitor enjoyment of the Park. It should include,

if applicable, facts, information, and data that demonstrate that viable market demand exists for the proposed use. Multiple options for use of a specific building are acceptable.

3) Financial, Business and Management Concept

This concept should specify the financial means to implement the proposal, including philanthropic funding if appropriate. The proposal should not presume the availability of any federal funds

Provide a brief (not to exceed two pages) description of how your proposal is financially structured and managed.

QUESTIONS ABOUT THE RFEI

Interested respondents can submit questions regarding this RFEI by email to:

forthancock21stcentury@yahoo.com

Questions should be submitted no later than 5pm on Month, date, and 2013.

Answers to all questions will be provided by 5pm on Month, date, 2013 at method/location.

REVIEW AND SELECTION PROCESS

The Fort Hancock Federal Advisory Board and the NPS will jointly review all submissions and conduct the process of selecting those suitable for further exploration or development. This may or may not result in a formal, advertised public solicitation inviting all qualified candidates to submit formal proposals.

All responses will be evaluated using the following criteria:

- The compatibility of the applicant's proposal with the designation of Fort Hancock as a historic district. For concepts that involve multiple buildings or mixed use concepts, respondents should describe the intellectual framework that unites elements of the proposed uses. The NPS seeks to adaptively reuse the historic buildings in an economic, visual, and programmatically compatible and cohesive manner.
- Demonstrated measures to be taken that will ensure the proposed activity will not result in any adverse environmental impact to the ecological or cultural resources of the Sandy Hook peninsula.
- The financial capability of the applicant to carry out the terms of the proposal and any corresponding lease, including the ability to finance building preservation and intended uses. Note that if selected through the RFEI process for preparation of a full proposal, applicants will be expected to provide more detailed information about 1) financial resources, 2) investment/development track record, 3) demonstrated experience and ability in raising money from investors, and 4) experience in public private partnerships.
- The experience of the applicant and demonstrated managerial capability to carry out the terms of the proposed lease.
- The ability and commitment of the applicant to conduct its activities in the Park in an environmentally enhancing manner through, among other programs and actions, energy conservation, waste reduction, and recycling.
- The benefit to the NPS of the financial and other terms and conditions of the proposal, including, without limitation, the preservation of historic structures, and other favorable lease terms and conditions.
- The compatibility of the proposal with the historic qualities of the building(s) to be leased.



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WWW.NPS.GOV/GATE
AUGUST 2013
