

REDEVELOPMENT OPPORTUNITY

AUGUST 2013

LEARN MORE AND HOW TO RESPOND

GATEWAY NATIONAL RECREATION AREA

www.nps.gov/gate

National Park Service
U.S. Department of the Interior



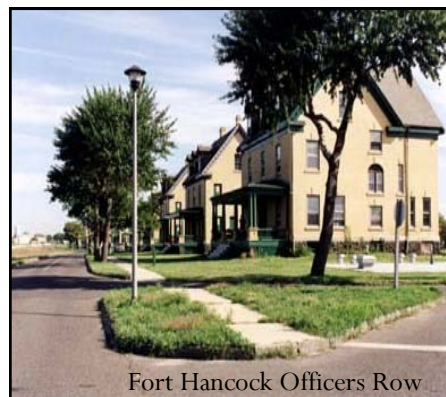
Sandy Hook

Request for Expressions of Interest

(37) Historic Structure

The Fort Hancock 21st Century Federal Advisory Committee and the National Park Service are pleased to offer this 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.



Fort Hancock Officers Row

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

BACKGROUND

General information about Fort Hancock is available at:

www.forthancock21stcentury.org

HISTORY

- Construction of the granite "Fort at Sandy Hook" began in 1857.
- Most of the buildings in the Fort Hancock Historic District were constructed between 1890 and 1910.
- Fort Hancock served as a strategic military location through two World Wars and into the nuclear age.

RFEI

Planning to prepare a response to this RFEI must comply with the submission requirements described at:
www.forthancock21stcentury.org/RFEI

THE OPPORTUNITY



http://www.forthancock21stcentury.org/real_property

- Individuals, governmental agencies, not-for-profit and for profit organizations are welcome to submit proposals.
- All legal uses will be considered.
- Proposals for a single building or a reuse of all or part of the 37 Fort Hancock structures is acceptable.
- No new building, but additions to existing buildings, and demolition of unstable structures will be allowed.
- Basic utilities are available onsite.
- Accessible by car or seasonal commercial ferry.
- Rehabilitation work completed in compliance of Department of Interior Secretary Stands; may be for IRS Historic Investment Tax Credits.

Interested respondents can submit questions regarding this RFEI by email to:
forthancock21stcentury@yahoo.com

FORT HANCOCK AT SANDY HOOK

The 37 buildings are located at 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 US Military Reservation.

Sandy Hook 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

HOW TO RESPOND

Please Submit

- (4) paper copies
- (1) electronic copy
- (1) executive summary

Submissions should be no longer than fifteen (15) pages in length.

Submission Due

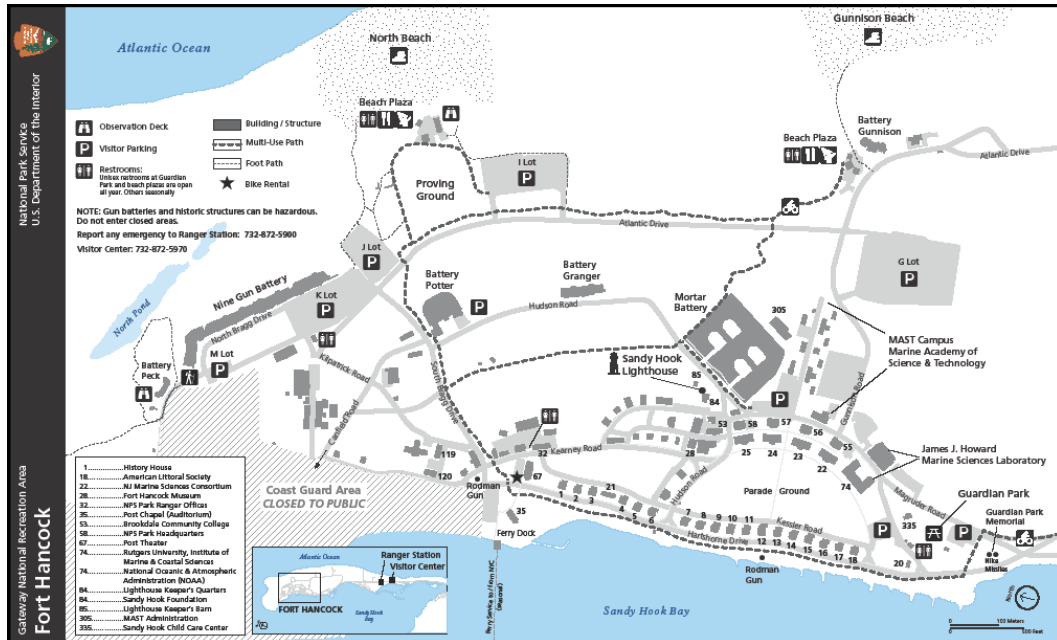
5pm on _____, 2013

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

Responses to this RFEI will become available to the public and all proposal must indicate if any information is confidential and not to be made public.

This RFEI may or may not result in a formal, advertised public solicitation inviting all qualified candidates to submit formal proposals.

FORT HANCOCK LOCATION OF 37 BUILDING



SITE VISIT

Interested parties are invited to attend a site visit on _____, 2013. This visit will not include interior inspections of all 36 buildings, but rather a representative sample of buildings available under the RFEI.

RESPONSE CRITERIA

WWW.FORTHANCOCK21STCENTURY.ORG/RFEI

GUIDELINES

- Proposals should preserve the peace and serenity of Sandy Hook and not adversely affect the Historic District.
- No new building, but additions to existing buildings, expansion of footprints and demolition of unstable structures are acceptable.
- All legal and compatible uses
- The park is willing to consider offers that include re-use other building within the historic district (110) including uses at the ferry dock area or within the waterways.
- ADA or other applicable code compliance having an impact on any one historic building, must be uniformly applied to all buildings.
- 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.

<http://www.nps.gov/history/tps/standards/four-treatments/treatment-preservation.htm>

RESPONSE OUTLINE

Overall project description/narrative should include:

1. Compelling Vision of Your Concept
2. Building Use Proposal for each building
3. Financial, Business and Management Concept

REVIEW & SELECTION PROCESS

- The Fort Hancock Federal Advisory Board and the NPS will jointly review all submissions
- Evaluated criteria:
 1. The compatibility of the applicant's proposal with the designation of Fort Hancock as a historic district.
 2. No adverse environmental impact.
 3. The financial capability of the applicant to carry out the terms of the proposal.
 4. The experience of the applicant.
 5. The ability and commitment of the applicant to conduct its activities in the Park in an environmentally enhancing manner
 6. The benefit to the NPS of the financial and other terms
 7. The compatibility of the proposal with the historic qualities of the building(s).