

REQUEST FOR PROPOSALS

*For the Leasing of Historic
Fort Hancock Properties*

Gateway National Recreation Area
Sandy Hook Unit

FORT HANCOCK, NEW JERSEY
AUGUST, 1999

United States Department
of the Interior
National Park Service



Summary of Leasing Opportunity

Under the auspices of the historic leasing program, the National Park Service invites proposals from individuals, for-profit, and not-for-profit organizations to lease all or a portion of certain historic structures at Fort Hancock. Fort Hancock is located along the picturesque shores of the Sandy Hook peninsula, New Jersey, and was established as a part of Gateway National Recreation Area on January 1, 1975.

The elegant structures of Fort Hancock overlook the tranquil waters of Sandy Hook Bay and majestic skyline of New York City—all within a beautiful parkland setting. This Request for Proposals offers 32 historic buildings containing approximately 270,000 gross square feet for adaptive use, including the following:

Historic Officers Club, a 23,600 square foot building, nestled on a knoll at the edge of the Fort Hancock complex, surrounded by lawns and trees, and but a short walk from the ocean beach.

Historic Officers Row residences on Sandy Hook Bay, each over 7,000 square feet, are striking buff brick structures in the Colonial Revival style, offering breathtaking views of the water and the sunset.

Historic Post Theater, a 300-seat movie house capable of accommodating live theater, films, music, lectures, and meetings.

Historic Military Barracks, a massive buff brick structure (over 17,000 square feet), forming a part of the perimeter of the historic Parade Ground at Fort Hancock.

Recreational facilities, including a gymnasium, service club, post-exchange, and horse stables, having the potential to offer a wide variety of supporting amenities or direct business opportunities.

Limited new construction and lease of other historic structures will be considered by the National Park Service in certain cases when such new construction or lease of other historic structures is proposed in direct support of the rehabilitation and reuse of historic buildings as presented in your Preliminary Reuse Concept.

As described in its adopted General Management Plan Amendment for the Sandy Hook Unit of the Gateway National Recreation Area, the National Park Service has set the following goals for Fort Hancock which the successful proposal must meet to the fullest extent possible:

- **PROGRAM GOAL:** Create a year-round community of educational, research and recreational organizations sharing common goals and an appreciation of Fort Hancock's history and unique shoreline setting, and return Fort Hancock's historic structures, to the greatest extent practical, to their original use as office and meeting space, transient lodging, and recreation and entertainment facilities.
- **HISTORIC PRESERVATION GOAL.** Ensure the preservation of historic structures that contribute to the National Historic Landmark through the selection of compatible adaptive reuses. Establish and carry out appropriate preservation treatments for historic buildings and settings.

- **BUILDING MAINTENANCE AND OCCUPANCY GOAL:** Provide for the timely occupancy of Fort Hancock buildings and grounds, ensure adequate maintenance, and building preservation, and generate long-term revenues to support Fort Hancock.

Minimum business terms for leasing buildings at Fort Hancock include but are not limited to:

- Lease with no subordination of fee ownership
- 15 to 25-year lease term or longer as necessary to obtain financing and allow for return on investment.
- A provision for fair market rent based upon building condition, required level of investment, and length of term proposed. As a minimum, the Service expects a \$1.65 (per leasable square foot) Service District Charge with periodic adjustments
- National Park Service approval of any sub-leases
- Schedule of performance with clearly defined benchmarks
- Adequate assurances for the completion of the proposed project

Two Items are requested as part of your proposal:

1. Transmittal Letter
2. Application for Historic Lease

Key dates for this Request for Proposals are as follows:

Pre-submittal Conference	August 31, 1999 (10 A.M.)
Submittal Deadline	November 8, 1999
Anticipated Selection of Proposals	January 31, 2000

The Request for Proposals will be open for ninety (90) days, and proposals will be accepted up to 5:00 p.m., Eastern Standard Time, November 6, 1999. Please send proposals to: Business Management Office, Gateway National Recreation Area, Floyd Bennett Field, Building No. 69, Brooklyn, New York 11234.

All proposals received within the stated time period will be evaluated by the National Park Service. One or more of those proposals considered by the National Park Service to best meet the evaluation criteria set forth in this request for proposals will be selected as the basis for negotiation of a lease agreement. An evaluation team established by the Service will be convened to conduct review of the proposals, and select one or more proposal(s) for negotiation. The National Park Service reserves the right to reject any or all proposals or terminate lease negotiations at any time.

If, as a potential respondent, you have questions or concerns regarding this Request for Proposals, those questions should be addressed, in writing, to the Business Management Office address listed above, prior to October 8, 1999. Response to those questions, as well as any others received by potential respondents, will be answered in writing, and forwarded to all those on the Request for Proposals mailing list. This will insure that all potential respondents receive equal information. Questions received after October 8, 1999 will not be responded to. No National Park Service official is authorized to make substantive oral representations relating to this Request for Proposals, and no respondent should rely on any such representations. Non-substantive questions may be addressed via telephone at (718) 338-4540. Tours of the structures will take place between 8:30 a.m. and 12:30 p.m. on the following dates:

August 25, 1999
September 1, 1999
September 13, 1999

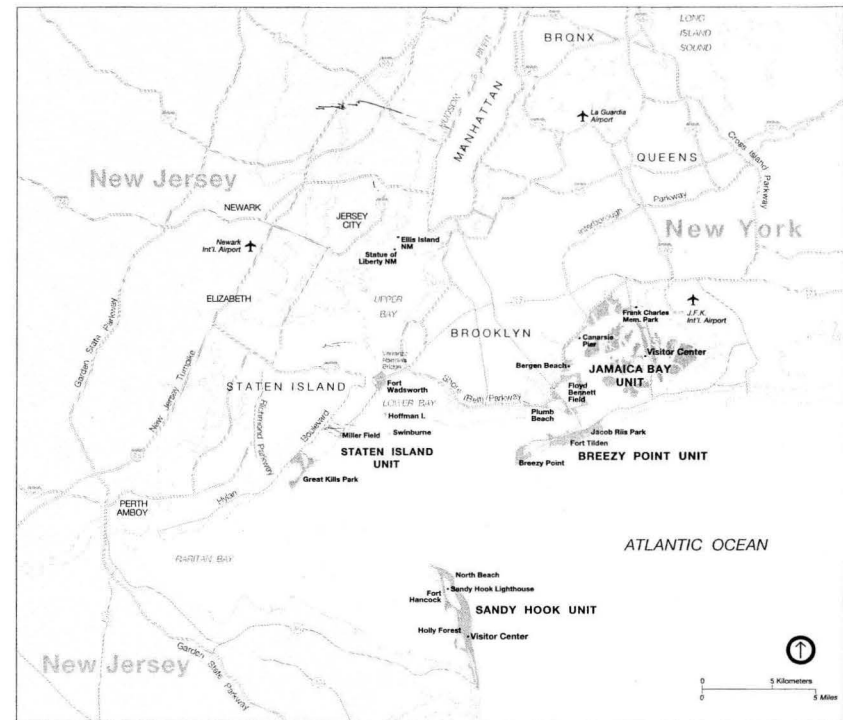
Please call (732) 872-5916 in advance to arrange an appointment for these dates.

CONCESSIONS AUTHORITY

As previously stated, the National Park Service will entertain any and all proposals other than private residential use, that are allowable within the framework of the park General Management Plan, that are not in derogation of park values or resources, and that will provide for the rehabilitation and sustainable maintenance of the historic structures. The Service fully anticipates a diverse array of proposals covering a variety of activities and services to be offered.

While the National Park Service is not seeking specific services to provide to park visitors, certain proposals or components of proposals may inherently be considered as “necessary and appropriate” to the park visitor experience. These services (for example, a bicycle rental business or food service designed to provide accommodations, facilities and/or services to park visitors) might more appropriately fall under the Concessions authority as outlined in Public Law 105-391. If so identified during the evaluation process, and a benefit to the Government is illustrated, the Service retains the right to re-solicit for those services and use of facilities under the Concessions authority. The Concessions instrument would grant up to a twenty (20) year contract for the services provided, and further, give to the proposer, a leasehold surrender interest on the capital improvements to the structure(s), as defined pursuant to 16 U.S.C. 5954 (a).

The Service is presently finalizing those criteria for identifying and differentiating concession activities from leasing activities. Respondents to this Request for Proposals should concentrate on formulating their proposals, responding to the criteria outlined in the Application attachment provided herein, and framing their offering in a manner that best suits their respective needs. The National Park Service will evaluate all components of the proposals before deciding on the proper vehicle with which to authorize the activities presented.



THE NATIONAL PARK SYSTEM AND THE NATIONAL PARK SERVICE

In the National Park Service Organic Act (U.S.C. 16, sect. 1), signed on August 25, 1916, Congress established the National Park Service within the Department of Interior to provide administration of such areas under the Department's jurisdiction. The Act states, "The service thus established shall promote and regulate the use of the federal areas known as national parks, monuments, and reservations by such means and measures as conform to the fundamental purpose of the said parks, monuments, and reservations, which purpose is to conserve the scenery and the natural and historic objects and wildlife therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for the enjoyment of future generations." In 1933, an Executive Order transferred 63 national monuments and military sites from the Forest Service and the War Department to the National Park Service. This action was a major step in the development of today's national system of parks – a system that includes areas of historical as well as scenic and scientific importance. Congress declared in the General Authorities Act of 1970 "that the National Park System, which began with the establishment of Yellowstone National Park in 1872, has since grown to include superlative natural, historic, and recreation areas in every region and that it is the purpose of the Act to include such areas in the System...." The Sandy Hook Unit of Gateway National Recreation Area is one such park.

THE PARK AND ITS MISSION

Gateway National Recreation Area at Sandy Hook in New Jersey, a six-mile sand spit along the eastern seaboard's famed Intercoastal Waterway, encompasses 1,665 acres of picturesque ocean and bay shore beaches, salt flats, marshes, woodlands, and coves. Part of this beautiful natural setting is a 284-acre holly forest, among the largest of its kind in the northeast. Collectively, these natural resource treasures are habitat to a variety of wildlife, including over 300 species of waterfowl and shorebirds.

In addition to the splendid natural resources, Sandy Hook's cultural assets include Fort Hancock, the Spermaceti Cove Lifesaving Station, the Sandy Hook Lighthouse and Keepers Quarters, nine distinct gun batteries, the Sandy Hook Proving Ground, and a collection of archeological and historical artifacts totaling over 60,000 items.

With an annual visitation in excess of two million people, Sandy Hook offers a variety of activities that include swimming, fishing, surfing, hiking, birding, and biking. Beach facilities are provided with lifeguards on a seasonal basis.

MANAGEMENT AND ADMINISTRATION

The National Park Service, a bureau of the Department of the Interior, is headed by Mr. Robert G. Stanton, Director. All units of the National Park Service in the Northeast are managed by Ms. Marie Rust, Director, Northeast Region. Gateway National Recreation Area is supervised by Mr. Kevin Buckley, General Superintendent. The Sandy Hook Unit of Gateway is managed by Mr. Charles Baerlin, Superintendent. Ms. Rust is the approving official for leasing agreements.

FORT HANCOCK

Located at the tip of Sandy Hook, Fort Hancock played a major role in the defense of New York Harbor. British and Loyalist troops occupied Sandy Hook during the Revolutionary War. In 1859, construction began on a permanent masonry fort.

The original Fort Hancock was designed to garrison 400 men and consisted of 32 brick structures built around a parade ground. Barracks for single enlisted men and officers quarters were added later along with a commissary, post exchange, bakery, library, theater, chapel, school, YMCA, and gymnasium. Fort Hancock contained all the facilities necessary to sustain a town.

In 1890, the first of many concrete gun batteries was built along the Sandy Hook shoreline. In 1895, the U.S. Army established Fort Hancock to man these guns in order to protect the shipping channels from attack by sea.

By the end of World War II, airplanes had changed the nature of warfare. Anti-aircraft guns took over the key defensive roles, replaced by Nike missiles during the Cold War era. Fort Hancock was deactivated in 1974, after Intercontinental Ballistic Missile technology rendered Nike missiles obsolete.

The historic military importance of the post was recognized when, on December 17, 1982, the United States Department of the Interior designated all of Sandy Hook as a National Historic Landmark, including Fort Hancock, the Sandy Hook Proving Ground, Spmaceti Cove Lifesaving Station, and the Sandy Hook Lighthouse. Although the ravages of time have left many of the buildings at Fort Hancock in disrepair, they await rediscovery so this national treasure can be restored to its rightful place in American history.

Several organizations have already recognized Fort Hancock as a special place and taken advantage of development possibilities. Today, Fort Hancock's second century of activity boasts an array of partners and cooperators, ranging from science, educational and service organizations to state and federal agencies. Among these groups are the American Littoral Society, Clean Ocean Action, Brookdale Community College, James J. Howard Laboratory, Marine Academy of Sciences and Technology, Monmouth County Friends of Clearwater, National Oceanic & Atmospheric Administration, New Jersey Marine Science Consortium, Sandy Hook Foundation, Sandy Hook Child Care Center, and the United States Coast Guard.

IMPROVEMENTS TO FORT HANCOCK

The National Park Service has undertaken several major improvements to augment the facilities and activities at Fort Hancock. These improvements as well as those planned and anticipated, will enhance Service and partnership operations and provide for a more rewarding visitor experience. These improvements include:

INFRASTRUCTURE IMPROVEMENTS. The National Park Service has expended \$5 million to upgrade the waste water/sewage treatment system at Sandy Hook. Additionally, there have been extensive upgrades to the water systems as well. There is also a project involving the road re-alignment at Gunnison Beach to provide better traffic flow within the area. The National Park Service has also received funding to fully restore the historic lighthouse and surrounding grounds.

FORT HANCOCK VISITOR CENTER AND HEADQUARTERS. The National Park Service will be relocating its Visitor Center and park Headquarters into Barrack Building No. 25 at Fort Hancock. Renovations are currently underway to effect these changes which will certainly elevate the level of activity at Fort Hancock.

PARKING. The National Park Service has identified several areas for potential parking within the Fort Hancock area that include the site behind the stables, and the area south of Building No. 32. The Service is also planning an upgrade of the parking area south of the parade grounds. The National Park Service will continue to seek other alternatives including fee parking, and will expect participation from lessee's in developing strategies to address parking.

MANAGEMENT OF CULTURAL RESOURCES

To preserve and protect cultural resources, the management policies of the National Park Service charge park management with the specific responsibility to, "locate, identify, evaluate, preserve, manage, and interpret qualified cultural resources in every park in such a way that they may be handed on to future generations unimpaired. Consistent with the requirements of law, resource managers and professionals at all levels shall take positive action to perpetuate unimpaired the cultural resources of the National Park System; to prevent adverse effects on these resources by development, visitor use, or resource management activities; and to prohibit vandalism or unauthorized excavation, collection, or appropriation of cultural resources." This policy is the fundamental cultural resources management mission of the National Park Service derived from the Organic Act of 1916 and from historic preservation statutes.



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AVAILABLE PROPERTIES

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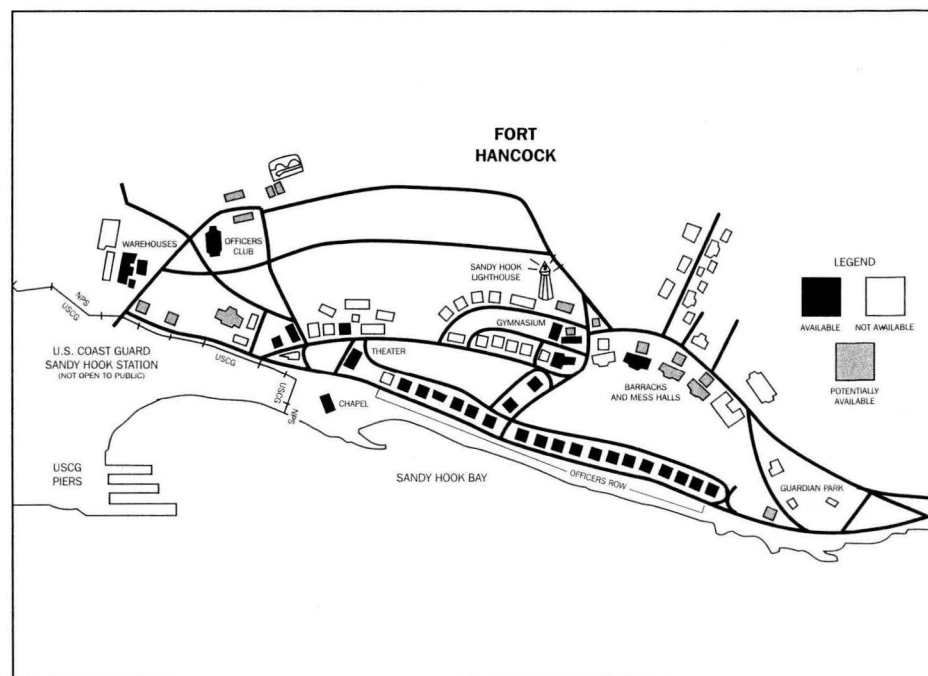
The 32 historic buildings being offered at Fort Hancock contribute to Fort Hancock's National Historic Landmark status. For purposes of the Federal Historic Rehabilitation Tax Credit (please refer to page 17 for a description), these historic buildings qualify as certified historic structures. These historic buildings are as follows:

<u>Available Structures</u>	<u>Building Numbers</u>	<u>Sq. Ft.</u>
Officers Club	114	23,616
Lieutenants Quarters	2,3,4,5,6,7,8,16,17,18	7,420 ea.
Captains Quarters	9,10,11,13,14,15	8,307 ea.
Commanding Officer Qtrs.	12	10,044
Bachelor Officer Quarters	27	10,303
Enlisted Barracks	24	17,116
Stables/Mule Barn	36	7,629
Chapel/Auditorium	35	3,277
YMCA Service Club/Gym	40	18,890
Post Exchange	70	8,747
Post Headquarters	26	5,390
Two family Quarters	21	5,715
Post Canteen	53	6,180
Bakery	33	2,740
NCO Quarters	80	2,342
Power Plant Warehouse	124	3,965
Motor Shop Warehouse	125	11,694
Theater	67	6,151

The National Park Service further retains the right of adding or removing structures from the list of available buildings when in the best interest of the federal government.

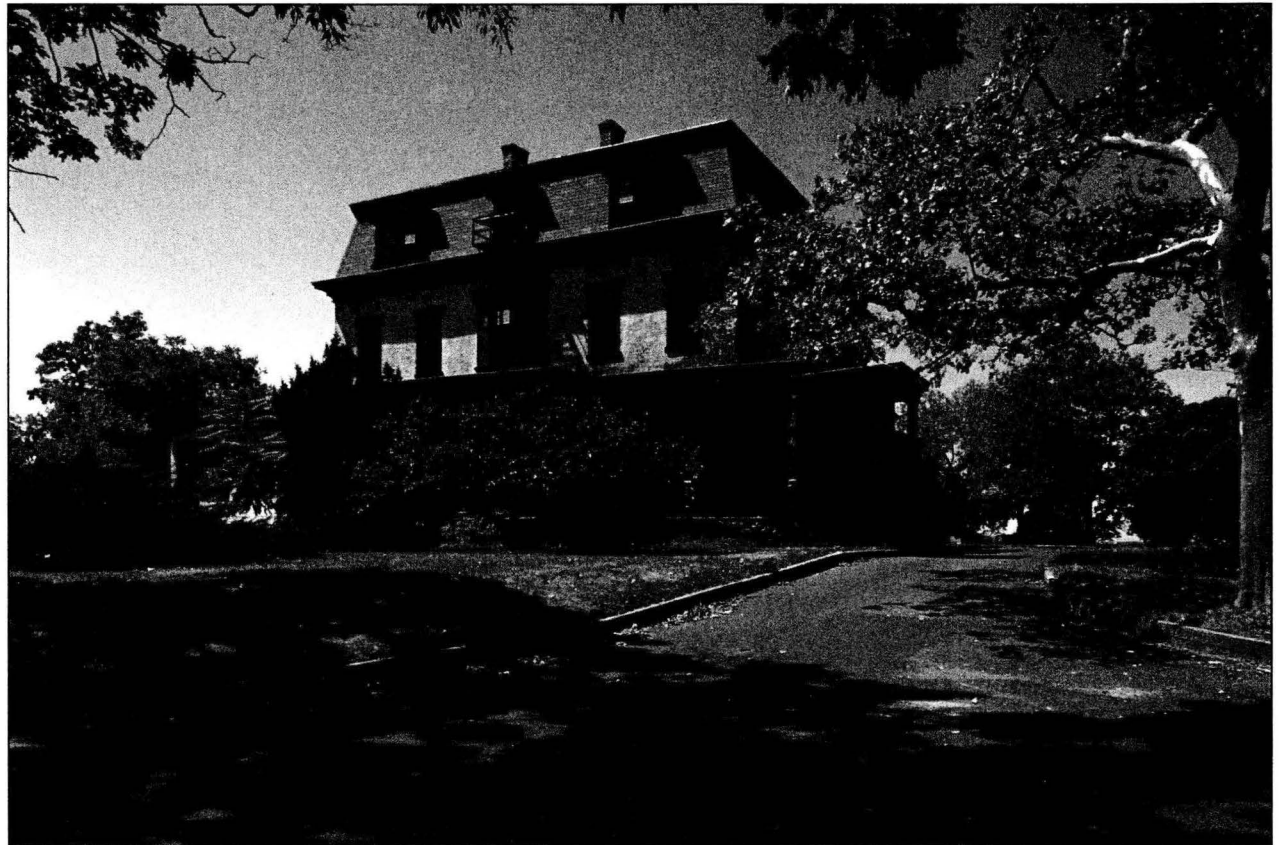
The National Park Service estimates that the rehabilitation costs for these historic structures will likely range between \$75 and \$125 per square foot, depending on building and site conditions. The National Park Service does not warrant or guarantee these cost estimates and recommends that you complete your own independent estimate of costs related to rehabilitation of buildings for your proposed use.

In addition to these historic structures, the National Park Service retains the right to make available for lease other historic structures and undeveloped sites in Fort Hancock, subject to limiting conditions as described herein.



OFFICERS CLUB BUILDING NO. 114

The historic Officers Club is a 23,600 square foot, two story structure located at the north end of Fort Hancock. The first floor contains several large rooms that could be suitable for dining areas, a large foyer with a central stairway, a barroom, and a commercial size kitchen area. The second floor has four large rooms that could be additional dining space or suite-type accommodations, as well as four additional bedroom size rooms. There is a distinctive wraparound porch at the front entrance of the club.

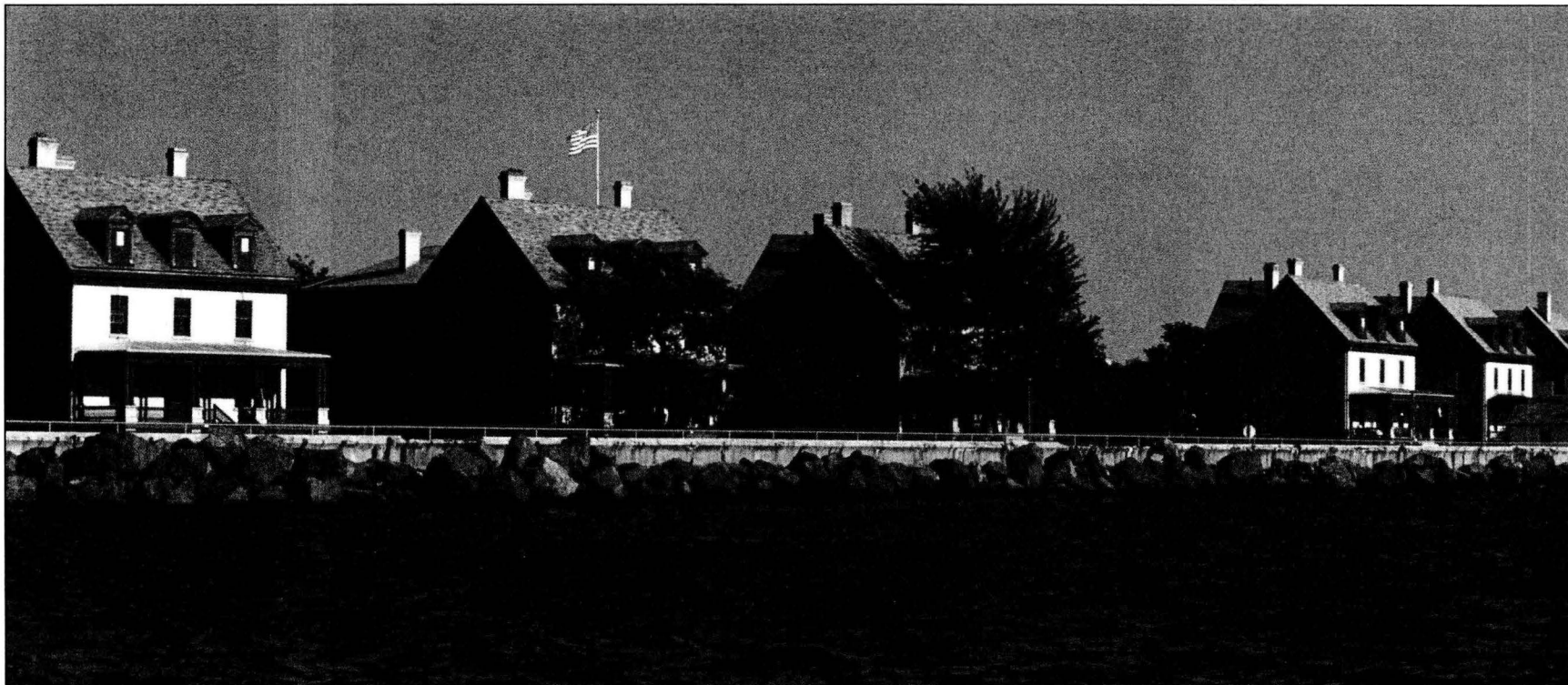
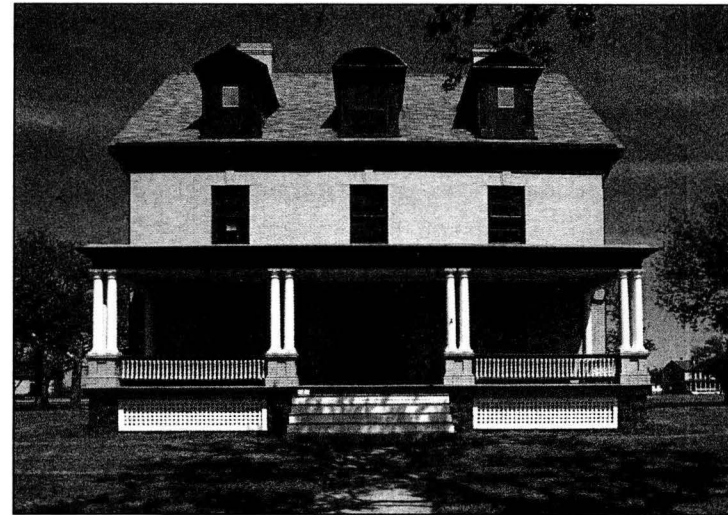


OFFICERS ROW

LIEUTENANTS QUARTERS

BUILDINGS NO. 2 THROUGH 8; 16 THROUGH 18

Ten of these 7,400 square foot residential structures make up a large portion of historic Officers Row along the shoreline of Sandy Hook Bay. The buff-brick, three story structures line the western edge of Fort Hancock. The first floor contains a large dining room and parlor, an office, pantry, and large kitchen area. The second floors have four large bedrooms, one bathroom, and walk-in closet spaces for additional baths. The third floor contains three bedrooms and one bathroom. Large front porches with an attractive water orientation are found on all buildings.

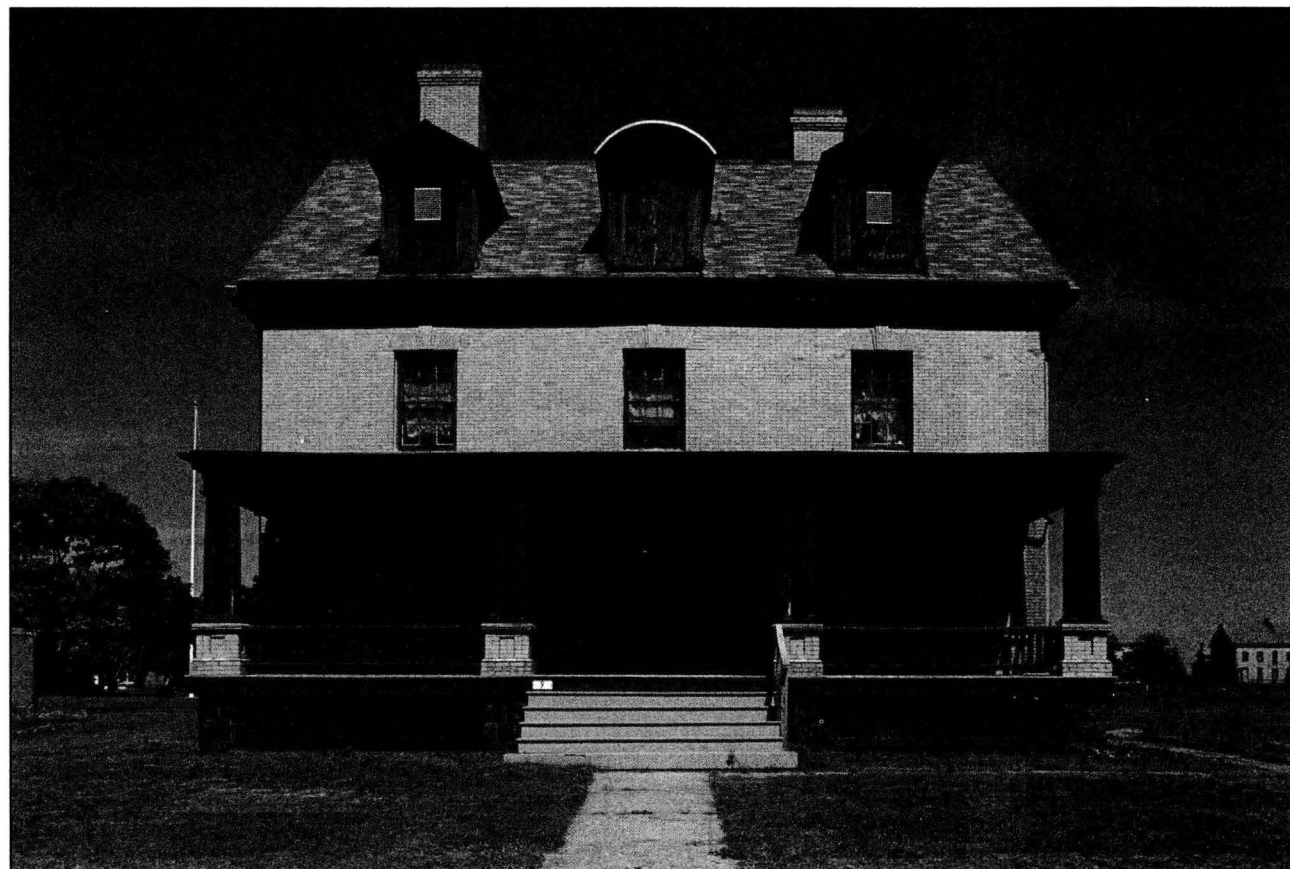


OFFICERS ROW

CAPTAINS QUARTERS

BUILDINGS NO. 9 THROUGH 11; 13 THROUGH 15

The six Captains Quarters were constructed in the same design and share many features with the Lieutenants Quarters, except they offer more space—with each Captains Quarters containing approximately 8,300 square feet. They are located in the middle of Officers Row, as befitting their rank.



COMMANDING OFFICERS QUARTERS BUILDING No. 12

The Commanding Officers Quarters, a 10,000 square foot building, is situated at the center of Officers Row, on the historic parade grounds. As the structure is larger, the interiors lend themselves to a variety of potential adaptive uses.



BACHELOR OFFICERS QUARTERS BUILDING No. 27

The 10,300 square foot Bachelor Officers Quarters, located at the center of the Fort Hancock just behind Officers Row, contains three floors with a variety of bedroom sizes and community spaces. The size of this impressive structure offers great adaptive reuse potential.

