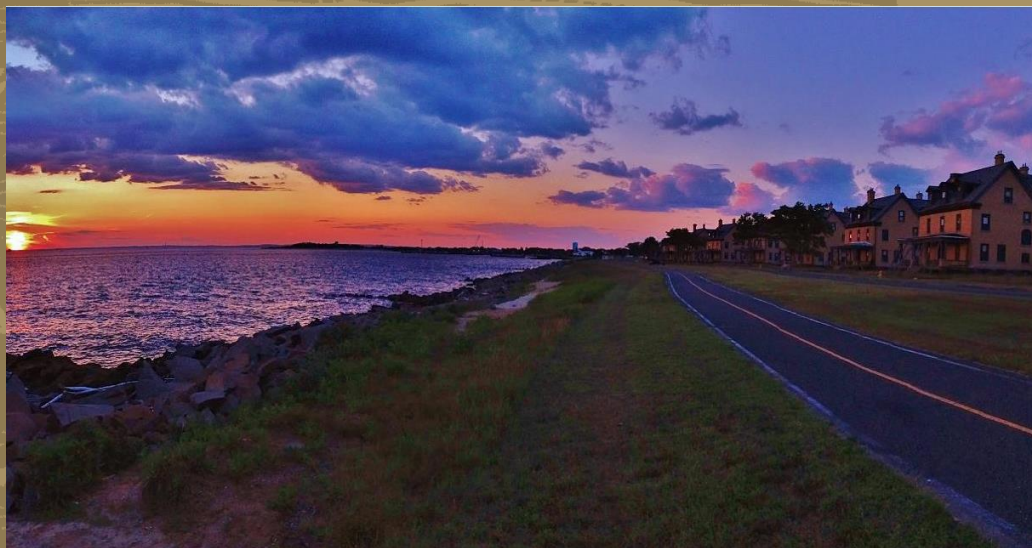




Gateway Issues “Rolling” Request for Proposals (RFP) to Lease Officers Row Buildings at Fort Hancock



“The response to our previous RFP for residences has been heartening,” stated Superintendent Jennifer T. Nersesian. “As we continue productive negotiations with the parties selected in the last RFP, it makes sense to build on our success. In later phases, the National Park Service (NPS) will make more buildings at Fort Hancock Historic Post available for a variety of adaptive uses.”



REQUEST FOR PROPOSALS

Rolling Until Leased

National Park Service
U.S. Department of the Interior

Gateway National Recreation Area
Sandy Hook Unit



Request for Proposals

Multiple Buildings on Officers Row for
Compatible Use (Residential, Lodging, Business
Uses Related to Residential or Lodging Use)
at Sandy Hook Unit's Fort Hancock

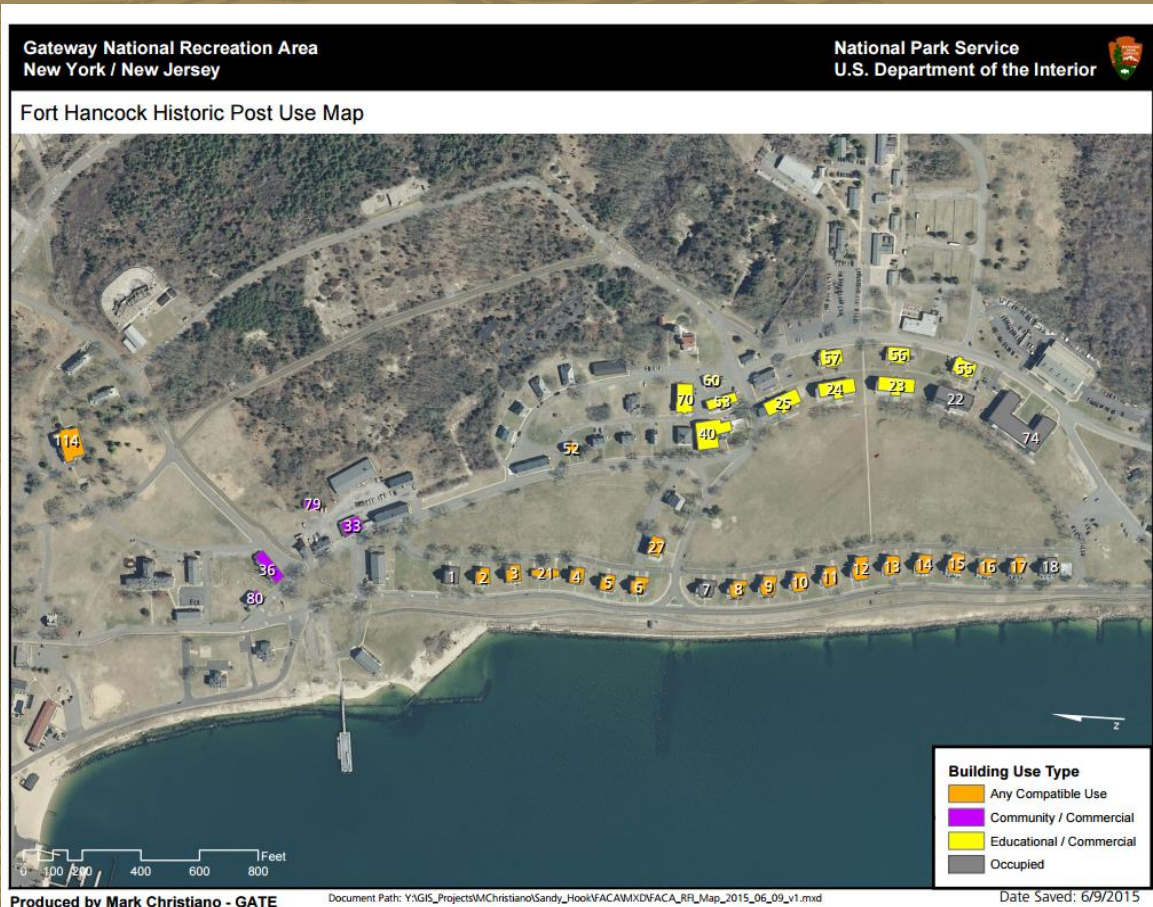


<http://www.nps.gov/gate/learn/management/fort-hancock-rolling-RFP.htm>



REVISED USE MAP

Three Zones



The change to the Use Map allows flexibility for compatible use of buildings on Officers Row, including residential, lodging, or business use related to residential or lodging use.

The map contains three basic zones:

- **Compatible Use**
- **Community/commercial**
- **Educational/commercial**

This map is not permanent and may change.



ROLLING RFP MAP

Compatible Uses Officer's Row

Gateway National Recreation Area
New York / New Jersey

National Park Service
U.S. Department of the Interior



Fort Hancock Historic Post Use Map



Produced by Mark Christiano - GATE

Document Path: Y:\GIS_Projects\W\Christiano\Sandy_Hook\FACAW\XDFACA_RFL_Map_2015_06_09_v1.mxd

Date Saved: 6/9/2015



REQUEST FOR PROPOSALS

Objective



- **Buildings 2-17 & 21 along Officer's Row**
- **This RFP is be a “rolling” solicitation. The initial RFP response period will be open for a period of sixty (60) days**
 - **First deadline is Wednesday, September 30, 2015 at 1 P.M. Eastern Standard Time.**
- **Additional proposals due thereafter on:**
 - **Friday, October 30, 2015;**
 - **Friday, November 27, 2015; and**
 - **Monday, December 28, 2015**
- **The solicitation will remain open until all buildings available under this RFP are leased or until the NPS discontinues this solicitation.**



EVALUATION CRITERIA

Overview

- NPS seeks clear and concise answers.
- Proposals will be evaluated based on the below identified criteria.
- Each criterion has been assigned a weight based on NPS priorities.

Evaluation Criteria

Criterion 1- Use (15%)
Criterion 2- Financial (30%)
Criterion 3- Rent (5%)
Criterion 4- Experience (20%)
Criterion 5- Sustainability (5%)
Criterion 6- Preservation (25%)





SUBMITTING A PROPOSAL

Required Documents

- Transmittal Letter
- Applicant Identification
- Completed Financial Forms
- Response to Criteria 1 through 6 with supporting documentation
- Proposals are not to exceed 25 pages, excluding attachments

could be
You ~~are~~ here.

The National Park Service is offering a chance to lease and rehabilitate buildings in a National Historic Landmark at Sandy Hook, New Jersey. Buildings range from 1,325 to 18,890 square feet and require lessees with motivation and vision. The NPS anticipates a vibrant new community with residences, bed and breakfasts and educational organizations. Requests for Proposals are open through April 17, 2015.

nps.gov/gate/parkmgmt/fort-rfp-2015.htm
or email GATE_BMD@nps.gov.

Photo by Volunteer-in-Park Stan Kosinski.



ONGOING EFFORTS & NEXT STEPS

Discussion



- How should we effectively use the Non-Profit Contacts Research compiled by Camille A. Laurente - Graduate student at Columbia University who interned for the summer at the National Parks Conservation Association (NPCA)?
- Do we still want to pursue Requests For Bids?
- Do we want to develop RFP for Commercial use?
- Do we want to develop RFP for Educational use?
- Do we want to add Buildings 114 and 27 to the current Rolling RFP?



Gateway National Recreation Area

<http://www.nps.gov/gate/index.htm>

**National Park Service
U.S. Department of the Interior**



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