
REQUEST FOR EXPRESSIONS OF INTEREST

Adaptive Reuse of the Sisson House



This Request for Expressions of Interest (RFEI) is not intended as a formal offering for the award of any legal authorization. Participants should not assume they will receive any preference in connection with any future solicitation should they choose to submit materials in response to this RFEI. The NPS reserves the right, at its sole discretion to withdraw or discontinue the RFEI in whole or in part; use the ideas or materials submitted in response to this RFEI 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 costs associated with responding to the RFEI are the sole responsibility of the respondent and any such costs shall not be reimbursed by the NPS. Materials submitted to NPS in connection with this RFEI will not be returned.

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Opportunity

The National Park Service (NPS) announces a Request for Expression of Interest seeking responses from individuals, educational institutions, government and quasi-governmental agencies or entities, and non-profit or for-profit organizations, interested in re-use of a building at San Antonio Missions National Historic Park (“RFEI Area”) through a lease with the National Park Service. Interested Applicants should focus on contributing to the park’s mission as described below.

San Antonio Missions National Historical Park and its Mission

The four Spanish Colonial missions complexes built in the early 18th century are situated along a 7.7- mile stretch of the upper San Antonio River and were designated as a World Heritage Site by the United Nations Educational, Scientific and Cultural Organization (UNESCO) on July 5, 2015.

San Antonio National Historical Park protects, preserves, restores, and interprets four Spanish Colonial missions and their cultural landscape features, established along the upper San Antonio River.

RFEI Information

Term Length: NPS is seeking both short- and long-term lease options. In any case, the maximum allowable lease term is sixty (60) years.

Financial Requirements: State how much rent you are willing to pay the NPS for this opportunity. Any improvements proposed by Applicants, which may be authorized by NPS, will be the responsibility of the Applicant, if selected, under the corresponding legal instrument.

Submission Guidelines: Detailed submission guidelines appear in the section “Submission Considerations.”

Site Visit: Please contact James Oliver at 210-534-8875 x247 if you are interested in a site visit. NPS staff will accompany interested parties to the building. Interior access to buildings may be limited or restricted depending on health/safety considerations.

Sisson House

History

Formerly known as the Kunze Store and Saloon, the building was included in the Mission Parkway National Register of Historic Places Inventory since 1975. The house and backyard sheds were built in the 1880s. The earliest known owner who lived at this residence was a Mr. Pfeiffer who sold it to Louis Kunze. At least by the turn of the century, Louis Kunze had a store and saloon in this building. The northeast frame room was the saloon; adjacent to the saloon was a store. At one time there was a grape arbor that provided shade for a small beer garden on the east side of the building. The beer garden was located on the present Highway 181. Next to the store on the west was a butcher shop that was built over the San Juan acequia. It was run by Eugene Geigenmiller prior to 1925. The property was bought by James Richter in 1930. The NPS acquired the property in 2002.

Data

The building was built in approximately 1880 and measures approximately 2,000 square feet. There is an auxiliary building the NPS considers best used for storage. There is day-use parking available in the existing driveway. A tenant will need to bring the property up to a useable standard, which could include structural repairs and stabilization, and front porch repair. There are utilities in place, including electricity, water, septic, and gas, though they are currently disconnected and the actual condition of the utilities is unknown. There is a SAWS sanitary sewer manhole less than 50' from the main house, so the Service understands that re-plumbing the house and sending the main sewer line directly to that manhole is doable with proper permitting and a licensed plumber. A tenant will need to provide furniture, fixtures, and equipment, including HVAC, water heater, and a propane tank. See the Appendix for a floor plan and exterior and interior photographs.

The building is designated as a historic structure, so all work done to the property must comply with the Secretary of the Interior's Standards for Rehabilitation. More information can be found on [The Secretary of the Interior's Standards website](#).

Uses

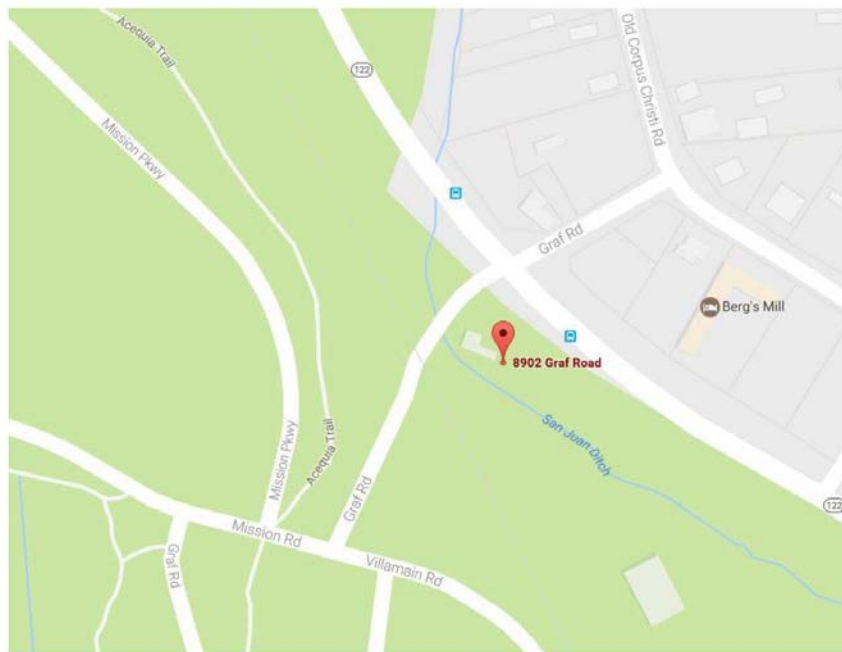
The NPS is open to ideas of what the building could be used for under a lease, as long as it supports the purpose and mission of San Antonio Missions National Historic Park.

The following are prohibited uses for the building.

- gambling
- adult entertainment
- lodging
- livestock

Location

The Sisson House is located at 8902 Graf Road at Bergs Mill, as shown on the map below.



Submission Guidelines

Submission Deadline

Please email your Expression of interest response by **4pm MT on July 11, 2018**, to Jennifer Parker, Chief of Concessions, Intermountain Region, at Jennifer_Parker@nps.gov.

Submission Format

The NPS asks interested parties to provide notice of their interest regarding this opportunity. Please provide all information in a letter-size (8 1/2 X 11 inch) format using either 10, 11 or 12 point font for all text with page margins of 1 inch on all sides. Expressions of Interest must be submitted electronically. The electronic copy must be in a Microsoft Office program or an Adobe PDF electronic version that allows for copying and pasting of text.

Any page with proprietary or confidential information must be noted with a disclaimer, however Applicants should be aware that proposals are broadly subject to public disclosure pursuant to the Freedom of Information Act (5 U.S.C. § 552).

Submission Criteria

Please provide the following in your expression of interest:

1. A cover letter expressing your interest including your name, company or organization, and contact information (phone, address, email address).
2. **Concept.** Address:
 - The type of use proposed. Explain how this use supports the purpose and mission of the Park.
 - A description of planned improvements.
 - Any additional information or considerations relevant to the Applicant's concept or experience.
3. **Rent.** State how much rent you are willing to pay the NPS for this opportunity. Describe your justification based on the fair market and the improvements you would need to make.
4. **Business and Financial Considerations.** Address the nature of any partnerships proposed, including the roles and responsibilities of each entity in the proposed use. Describe the cost of planned improvements and your funding source for these improvements.

Disclaimers

This document is not intended as a formal offering for the award of any legal authorization.

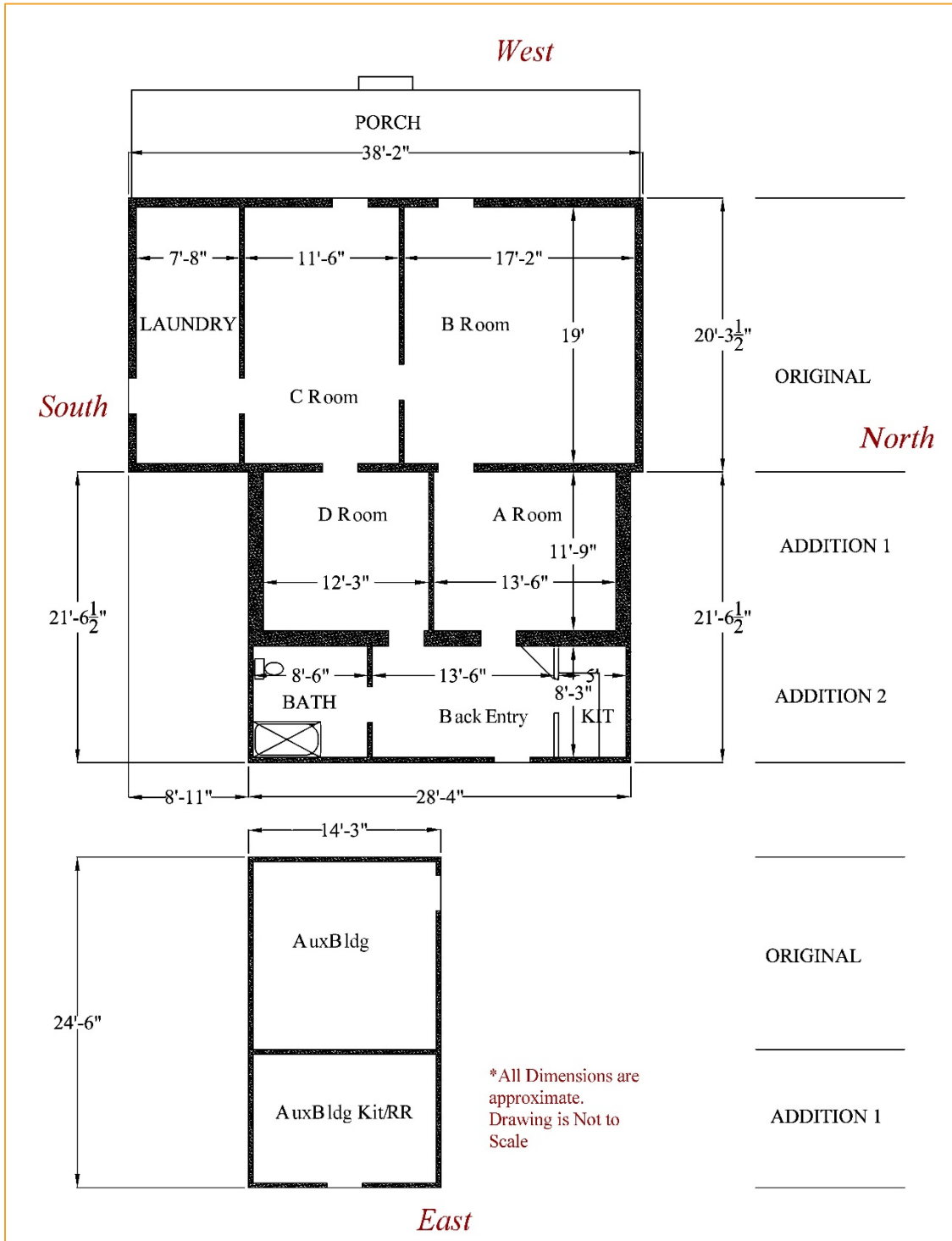
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undertaking of the prescribed work in any manner. The NPS likewise reserves the right, at any time, to change any components, concepts or approaches of the RFEI. All costs associated with responding to the RFEI are the sole responsibility of the Applicant and any such costs shall not be reimbursed by the NPS.







NPS assumes no liability for the accuracy of the information provided in this RFEI.

Appendix

Floor plan



Photographs

Exterior Photographs		
		Front
		East
		Rear

Exterior Photographs

East



Auxiliary Building East



Auxiliary Building North



Exterior Photographs






**Auxiliary
Building South**



Fences


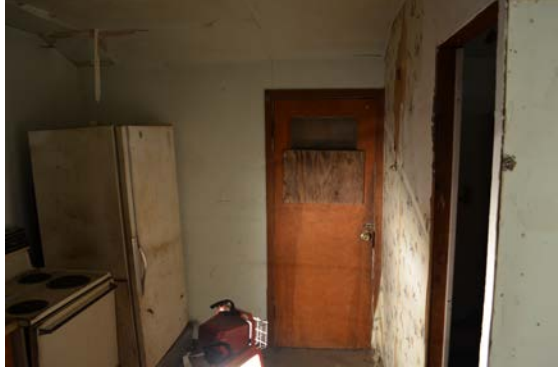


Interior Photographs	Room Location (See floor plan above)
	Room A
	Room A
	Room A
	Room A
	Room B
	Room B





Interior Photographs	Room Location (See floor plan above)
	Room B
	
	Room B front entry C Room second Front Entry
	
	Room C
	

Interior Photographs		Room Location (See floor plan above)
		Room D
		Room D
		Kitchen

Interior Photographs	Room Location (See floor plan above)	
		Laundry
		Laundry
		Restroom

Interior Photographs	Room Location (See floor plan above)	
	Restroom	
	Back entry	
		
		Auxiliary Building

Interior Photographs	Room Location (See floor plan above)
	Auxiliary Building
	Auxiliary Building
	Auxiliary Building Kitchenette
	Auxiliary Building Kitchenette
	Auxiliary Building Restroom
	Auxiliary Building Restroom

Interior Photographs		Room Location (See floor plan above)
		<p>Auxiliary Building Only Basement Access</p>
		<p>Auxiliary Building Basement</p>