

STILL HAVE CONCERNS AND UNANSWERED QUESTIONS

First of all, my thanks for all the work the Advisory Committee and the Park Service have performed in providing answers and guidance to all the interested parties who want to commit, invest, and restore buildings and add services that will revitalize the entire Fort Hancock complex. If all goes as planned Gateway/Fort Hancock will rival other restoration projects, such as, the Presidio. Gateway is a property that is so adjacent to truly millions of visitors, both cultural, environmental, and recreational. It will have everything and will be open to all individuals and groups.

For those who are willing to financially invest in the restoration I would like to share my concerns. If some of these concerns or questions have been clearly addressed already I should have read any provided information more carefully.

Transfer of Lease. How will this be done? Does the NPS approve or disapprove? Can one appeal a decision? The length of the lease. Who decides? Is by mutual agreement?

What is Fair Market Rental Value? Is it recalculated every so many years? If one completely restores a building what will the FMRV be? For example, leases in the Presidio in San Francisco go for up to \$4000 per month for a 4 bedroom home and \$12,000 per month for an 8 bedroom home. The Officers' units can be restored and upgraded to at least 8 bedrooms.

Can one install an interior elevator that will access all floors, but may require the removal and/or repositioning of stairs affecting access to cellar and removal of back access stairs. This would make it ideal for handicapped and elderly visitors or residences.

How does NPS look at costs to restore? Are they predetermined costs or actual costs. For example, if resident completes a task on his own at a third of what a contractor would charge, does NPS still take the predetermined costs and apply it to the FMRV. To simplify, if NPS says the estimated costs to restore is \$500,000, and one does the job for \$300,000, what gets applied to FMRV?

Here are some of my unanswered questions. Restoration Guidelines do have some specifics on the EXTERIOR, but they seem more lenient on the INTERIOR. A popular term is RECOMMENDED. It's not a NO, but not a definite YES. Who gives one the OK to make an alteration? Will this be a lengthy process to resolve and affect restoration timetables? In some instances an answer is needed NOW. If one has an ailing wife, she needs easy access on moving day. Air Conditioning may considerably alter the "character" of the rooms. Can one install window-type in certain rooms? More light will be needed on the third level. Any problem with some skylights?

For someone interested in this project, I have many other questions to insure that this is really a project I want to undertake. I have seen two officers' buildings in very bad shape. When do we see the rest of them? Never been down the cellar level? Are the other buildings in better shape than Building 13?

Finally, I will be working with government bureaucracy and that greatly concerns me. One word comes to mind...Obamacare. Will there be a deluge of regulations that will hamper one in making needed changes. What is to the private world a simple answer, for the government may require several procedures or may need to go to another higher level to get an answer. What about the other state and local permits and fees for approval? To enter into this investment must be clearly defined before taking the next step with the RFP. One is making a major investment in time, money, and effort. One should enter eagerly, but be fully confident that all areas have been clearly addressed. I have not gotten to that stage at this time.

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