

In addition to presenting a clear vision of your proposal for Fort Hancock, please respond to each of the evaluation criteria. All of the evaluation criteria are outlined below. Your input in the RFEI will help the park to develop specific preservation guidelines for Fort Hancock's historic rehabilitation that balance historic preservation with practical, achievable solutions. So, please clearly state what lease terms (for example, number of years), conditions, and preservation guidelines (Guidelines for Rehabilitating Historic Structures) you can work with. Also, please tell us what terms may be potential deal breakers and why those terms may be too onerous for you. Please be frank; we need your input!

Your Vision/Concept:
Residential/Commercial/Recreational/Environmental Approach

Building Use Proposal: Indian Arrow Industries and Azbuka Training School Building use proposal. We at Indian Arrow Industries and Azbuka Training School are greatly thankful for this opportunity to submit this proposal and at the same time we are sending our most honest wishes for your intention to preserve our history. That is why our approach to become part of this great project will be most generous and most hardworking we can. At our visit on November the 14th, we had an idea of proposing a business portfolio to the Management Company and NPS, all though, we didn't had an idea that firstly, is Federal Property, and second, the condition there, so there fore, in a few words we propose this:
Residential: Our first and still initial intention will be a 40 to 60 year lease on one or two properties at Fort Hancock for residential purposes. Rehabilitation on (one or two) will be done according to the guidelines from the historic observation made by NPS and 21 Century Fort Hancock Realty Group, by that being said, we are going to preserve the exterior and interior of the each building we occupy. We are capable of bringing the original look as it appeared 100 years ago, and we are not looking for additions or changes. Codes for electricity (installing new), sewer and plumbing (installing new or adopting), heating and cooling, will be dictated by NPS and 21 Century Realty Group. Once again, we are looking to preserve the history, in the very meaning of the word.
Commercial: Previously we mentioned two of our present businesses, one "Indian Arrow Industries", Environmental Consultants with address in Paterson NJ and Onset, MA, will relocate its Headquarters to Fort Hancock (if by the code with NPS and 21 Century Fort Hancock Realty Group) and with that with generate in Tax Returns to the community.
Our second and more important proposal in this matter will be using our facility in mind, for operating our new business venture "0 Cheese" Production, a small business idea that hopefully will take its first baby steps at this historic location and will open it second bigger facility in near by address, with this concept we are planing employing local residents and preserving one other side at Fort Hancock "Productivity in Community"
Our third but not last commercial proposal, rehabilitating the second building in to a Extended Care Facility. There is a list of reasons why we choose to use this location, New Jersey shore, was and will always be a Getaway and final destination for the residents from Tri State Are and further, that part of the history its a drive for us and to be proposed to any of other candidates proposing at this matter. Our neighbors, cousins, relatives and friends could, or will be part of this beautiful estate. Projects that we would like to rehabillitate will accommodate 20-30 new residents (depending on the size and number of buildings we occupy). For this attempt, we will apply to accommodate this facility and installing elevator shaft and elevator. Extended Care Facility will generate financial and educational value at this new community, again, there will be more job openings, and there will more business to local towns.
Recreational: Our third optional, if Second is unavailable, would be "Sumer and Winter Camp". Children are also big part in our life, if not most important one, also, having at this moment, and in the future, most experienced "Scouts" the members of National Park Services, is giving us just a courage more to implement this idea. Boys and Girls Yacht Club at Fort Hancock will be serving off and during the school season, local population will be involved in day care and educational collaboration at this new facility. Our family and business employees passion is yachting/sailing, there fore, there is no better location in USA than a former Navy Base to serve even in the feature as in the history as Youth Sailing Academy. As new residents we will in near feature implement this idea and will generate new business and passion among this new community.
Environmental: Our two businesses are part of Environmental Consultant Group at Indian Arrow Inc. Both Indian Arrow Industries and Azbuka Training School are part of Environmental Protection. Indian Arrow Industries will approach with a short and efficient plan how to remediate polluted environment at Fort Hancock. We requested more detailed survey from current condition at Fort Hancock, but unfortunately there is not, Azbuka Training School with its experts is willing to conduct Survey, Engineering and Remediation Plan for each facility before there are taken any further steps. Project Design and Engineering Controls, Survey and Remediation Plan, will be in great use to any Lease Holder, will help to Landlord in building more precise and up to date Rehabilitation Cost.
Second, Indian Arrow Industries will propose (When Survey is Completed) Leasing those (ONE OR MORE) facilities for period of 40 to 60 years (depending on the terms awarded) under condition as follows:
Asbestos and Lead Abatement will be provided by the owners at Indian Arrow Industries. There will be no cost to NPS, 21 Century Fort Hancock Realty Group or Federal and State Entities.
Indian Arrow Industries will provide: Lead and Asbestos Remediation, Waste Disposal and Labor and Material for entire project.
Indian Arrow Industries will perform Asbestos and Lead Abatement in every building and facility at this location (Fort Hancock)

Financial, Business and Management Concept: All remediation and restoration cost and financing will be provided by Indian Arrow Industries and owner Goran and Lence Igev.

1	COMPATIBILITY	The compatibility of the applicant's proposal with the site's National Register and Landmark designations. For proposals that involve multiple buildings or mixed use concepts, respondents should describe the framework that unites differing elements of the proposed uses. The NPS seeks to adaptively reuse the historic buildings in an economic, visual, and programmatically compatible and cohesive manner.	
---	---------------	--	--

Response:
Above we described our compatibility in the following context:
Original restoration,
Small authentic dairy production.
Small Extended Day Facility or Scout Camp with Yacht Club
And Residential if above not applicable.

Commercial: Previously we mentioned two of our present businesses, one "Indian Arrow Industries", Environmental Consultants with address in Paterson NJ and Onset, MA, will relocate its Headquarters to Fort Hancock (if by the code with NPS and 21 Century Fort Hancock Realty Group) and with that with generate in Tax Returns to the community.
Our second and more important proposal in this matter will be using our facility in mind, for operating our new business venture "0 Cheese" Production, a small business idea that hopefully will take its first baby steps at this historic location and will open it second bigger facility in near by address, with this concept we are planing employing local residents and preserving one other side at Fort Hancock "Productivity in Community"
Our third but not last commercial proposal, rehabilitating the second building in to a Extended Care Facility. There is a list of reasons why we choose to use this location, New Jersey shore, was and will always be a Getaway and final destination for the residents from Tri State Are and further, that part of the history its a drive for us and to be proposed to any of other candidates proposing at this matter. Our neighbors, cousins, relatives and friends could, or will be part of this beautiful estate. Projects that we would like to rehabillitate will accommodate 20-30 new residents (depending on the size and number of buildings we occupy). For this attempt, we will apply to accommodate this facility and installing elevator shaft and elevator. Extended Care Facility will generate financial and educational value at this new community, again, there will be more job openings, and there will more business to local towns.
Recreational: Our third optional, if Second is unavailable, would be "Sumer and Winter Camp". Children are also big part in our life, if not most important one, also, having at this moment, and in the future, most experienced "Scouts" the members of National Park Services, is giving us just a courage more to implement this idea. Boys and Girls Yacht Club at Fort Hancock will be serving off and during the school season, local population will be involved in day care and educational collaboration at this new facility. Our family and business employees passion is yachting/sailing, there fore, there is no better location in USA than a former Navy Base to serve even in the feature as in the history as Youth Sailing Academy. As new residents we will in near feature implement this idea and will generate new business and passion among this new community.

2	IMPACT	The adequacy of measures that will be taken will ensure the proposed activity will not result in unacceptable adverse environmental impact to the ecological or cultural resources of the Sandy Hook peninsula.	
---	--------	---	--

3	FINANCIAL	The financial capability of the applicant to carry out the terms of the proposal and any corresponding lease, including the ability to finance building preservation and intended uses. Note, selected applicants will be expected to provide more detailed information about 1) financial resources, 2) investment/development track record, 3) demonstrated experience and ability in raising money from investors, and 4) experience in public private partnerships. (Include a list of financial resources, and investment/development track record.)	
Response: Indian Arrow will provide all the Bank Statements and History of Performance, Year Tax Returns and financial resources.			
4	EXPERIENCE	The demonstrated experience of the applicant and evidence of the applicant's managerial capability to carry out the terms of the proposed lease.	
Response: Amount of the cost for Remediation of Asbestos and Lead is not specified, Indian Arrow was not provided with a survey (But is willing to provide one free of cost to NPS) and measurements in SF and LF, there fore, our service will be compensation for the proposed lease and open frame for adjustment if our service do not match the lease cost.			
5	ENVIRONMENTAL	The ability and commitment of the applicant to conduct its activities in the park in an environmentally enhancing manner through, among other programs and actions, energy conservation, waste reduction, and recycling.	
Response: Indian Arrow will coordinate with NPS regulative. Adjusting the facility with modern source of energy will be our goal. Solar energy is most popular, but we even considerate wind resources. Our close relationship with General Electric will allow Indian Arrow to provide most efficient and most reliable resource of power. Environmental: Our two businesses are part of Environmental Consultant Group at Indian Arrow Inc. Both Indian Arrow Industries and Azbuka Training School are part of Environmental Protection. Indian Arrow Industries will approach with a short and efficient plan how to remediate polluted environment at Fort Hancock. We requested more detailed survey from current condition at Fort Hancock, but unfortunately there is not, Azbuka Training School with its experts is willing to conduct Survey, Engineering and Remediation Plan for each facility before there are taken any further steps. Project Design and Engineering Controls, Survey and Remediation Plan, will be in great use to any Lease Holder, will help to Landlord in building more precise and up to date Rehabilitation Cost.			
6	BENEFIT	The benefit to the NPS of the financial and other terms and conditions of the proposal, including, without limitation, the preservation of historic structures, and other favorable lease terms and conditions. (Lease terms and conditions that you feel are necessary to the viability of your proposal should be identified in the materials you submit.)	

<p>Response:</p> <p>Commercial:Previously we mentioned two of our present businesses,one"Indian Arrow Industries",Environmental Consultants with address in Paterson NJ and Onset,MA,will relocate its Headquarters to Fort Hancock (if by the code with NPS and 21 Century Fort Hancock Realty Group) and with that with generate in Tax Returns to the community.</p> <p>Our second and more important proposal in this matter will be using our facility in mind,for operating our new business venture "O Cheese" Production,a small business idea that hopefully will take its first baby steps at this historic location and will open it second bigger facility in near by address,with this concept we are planing employing local residents and preserving one other side at Fort Hancock "Productivity in Community"</p> <p>Our third but not last commercial proposal,rehabilitating the second building in to a Extended Care Facility,There is a list of reasons why we choose to use this location,New Jersey shore,was and will always be a Getaway and final destination for the residents from Tri State Are and further,that part of the history its a drive for us and to be proposed to any of other candidates proposing at this matter.Our neighbors,cousins,relatives and friends could,or will be part of this beautiful estate.Projects that we would like to rehabilitate will accommodate 20-30 new residents(depending on the size and number of buildings we occupy).For this attempt,we will apply to accommodate this facility and installing elevator shaft and elevator.Extended Care Facility will generate financial and educational value at this new community,again,there will be more job openings,and there will more business to local towns.</p> <p>Recreational :Our third optional,if Second is unavailable,would be "Sumer and Winter Camp".Children are also big part in our life,if not most important one,also,having at this moment,and in the future,most experienced "Scouts" the members of National Park Services,is giving us just a courage more to implement this idea.Boys and Girls Yacht Club at Fort Hancock will be serving off and during the school season,local population will be involved in day care and educational collaboration at this new facility.Our family and business employees passion is yachting/sailing,there fore,there is no better location in USA than a former Navy Base to serve even in the feature as in the history as Youth Sailing Academy,As new residents we will in near feature implement this idea and will generate new business and passion among this new community.</p>		
7	BUILDING USE	The compatibility of the proposal with the historic qualities of the building(s) to be utilized. (Identify each building that is proposed for repairs and/or improvements.)
<p>Response:</p> <p>Indian Arrow will provide remediation of Asbestos and Lead to entire property listed for lease.Again,even we are not sure of the amount of contaminated buildings with lead and asbestos,our plan is to finish the remediation in not more than two months or less.Best suitable for our proposal are buildings 23,33,17 or 13.</p>		
8	QUALITY	Preference will be given on the basis of the quality of rehabilitation and reuse of existing structures, maintenance of the cultural landscape, and the degree job
<p>Response:Indian Arrow is obligating to reach any dead line given from NPS and 21 Century Fort Hascock Realty Group.</p>		