

FORT HANCOCK RFEI RESPONSE TEMPLATE

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!

PROPOSAL FOR FORT HANCOCK

Your Vision/Concept:

I am a third-generation builder from Manasquan, NJ. My grandfather was a union mason whose hands built many of the schools, churches, hospitals, and courthouses we enjoy today. My father was an electrician before he became a custom home builder in 1976. Growing up I learned everything I know about construction from both men. My name is William J. Newbury III, I'm 46 years of age. I have been on job sites since as long as I can remember. Since graduating college in 1989, I have spent the last 25-years working full time in the field building and renovating homes, office buildings and even a few churches. I am currently the Principal of Manasquan based Wm. Newbury Builder Inc., a professional building company specializing in the construction and renovation of mixed use, commercial real estate and custom residential homes. The company was founded by William's father, William Newbury Jr. in 1976 and has earned its reputation as one of Jersey Shore's finest custom builders in terms of honesty, integrity and quality construction.

I remember the first time I toured Fort Hancock. In 2004, I was building a home in Sea Bright and realized I had never been to Sandy Hook. On a whim I took a left on Route 36 and in little-time, I was driving down Hartshorne Drive. I was immediately struck by the order and tranquility of the homes on Officers Row and their unobstructed view of Sandy Hook Bay. Built of stone and concrete foundations, they have gable roofs, double hung sash windows, partially raised basements, and single story wooden porches on the east and west facades. The buildings are designed in a plain Georgian style, with both triangular and elliptical pediments on the dormers, plain box cornices, and flat keystone lintels. They were vacant and in disrepair. I couldn't believe these crown jewels were being allowed to fade into oblivion. I said to myself if I was ever given the opportunity, I would jump at the chance to restore one of the homes and live there. Little did I know 10-years later I would have that chance.

With that said, I would love the opportunity to take advantage of this unique opportunity and collaborate with the National Park Service to preserve a historic home on Officer's Row.

Building Use Proposal:

I would like to restore the home and use it as my personal residence. My goal would be to identify, retain, and preserve the home to its original form and reintroduce the architectural materials and features that are important in defining the historic character of the house.

Financial, Business and Management Concept:

As a custom home builder I have (1) an extensive track record of expertly renovating and preserving historical homes, structures, (2) a deep rolodex of engineers, architects, carpenters, masons, electricians, plumbers, roofers, etc... who will make themselves immediately available for the project, and (3) familiarity of working within the standards and guidelines for rehabilitation of historic structures, and (4) I have the funds available in the bank to start the job tomorrow.

I would be more than happy to provide work references and bank statements to the National Park Service to verify the above.

If you have any questions or require additional information, I have included my contact information below:

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William J. Newbury III
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Cell: 732.684.1001

THE EVALUATION CRITERIA			
#	Criteria	Details	✓ Check
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:			
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.	
Response:			
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:			
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:			
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:			

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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.)	
Response:			
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.)	
Response:			
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 to which visitor use, enjoyment, and education are enhanced.	
Response:			