

Peak Construction and Design
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Navesink
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Atlantic Highlands NJ 07716

December 16, 2013

Fort Hancock 21st Century
c/o Business Services
Gateway National Recreation Area
210 New York Avenue
Staten Island, NY 10305

RFEI Committee,

Thank you for the opportunity to submit this proposal. I hope we share a similar vision in restoring Fort Hancock at Sandy Hook.

Sincerely,
Christopher Grover
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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			
<p>Your Vision/Concept: To create a self-sufficient community, with everything needed to be viable: housing, education, arts/entertainment, retail space, farmers market, restaurants, etc. This should be connected by walking paths or sidewalks, creating a sense of community.</p> <p>My interest would be in Officers' Row restoration for residential / rental.</p>			
<p>Building Use Proposal: Restore one to four buildings for housing. Accommodations will attract people with various interests, ranging from educational to pleasure. Equally important, these accommodations will broaden the awareness of the ecological and historical importance of the area.</p>			
<p>Financial, Business and Management Concept: Depending on the number of buildings available, the finances will consist of primarily my own and that of local lending institutes if needed. The business and management aspect come from my 33 years experience in the construction industry. I own and operate Peak Construction and Design, a very well respected contracting firm in the Monmouth County area. I have vast experience in construction management and have also been involved with numerous development projects.</p>			
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.	
<p>Response: Restoring the buildings will be done in a matter that will be historically correct fitting in with the concept of the master plan. Our crews can handle all and any historical details. We have the capability to fabricate any period mouldings in our custom woodshop. We have many suppliers to obtain any piece of material to keep the buildings' historical integrity, along with engineers and architects to ensure the structural and aesthetic correctness.</p>			
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.	
<p>Response: Housing will invite people to stay and learn of the beauty of Sandy Hook and its surrounding bay areas. Awareness of its ecology can be obtained simply walking the trails and learning of the indigenous plant and wildlife. By creating a sense of community, this message will be conveyed farther and stronger by experiencing all the park has to offer than merely reading about it.</p>			

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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: Liquid assets and lending agents, in which I have excellent rapport.			
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: I own several properties, commercial and residential in which I have upheld lease agreements for years. As mentioned above I own and operate <u>Peak Construction and Design</u> , a building company which handles all aspects of construction from land development to complete housing development. I have constructed many fine homes in the immediate areas, including Rumson and Sea Bright, some of which have been showcased in magazines and the local VNA house tour.			
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: Having been a builder for many years I have learned how to minimize material waste. With better insulation and with more efficient heating/cooling systems and appliances we will reduce energy consumption, cutting down significantly on emissions. During and after construction, any material that can, will be recycled. Some materials can be salvaged and reused keeping its authenticity.			
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: We will be historically restoring and maintaining the proposed buildings for the duration of the lease agreement.			
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: All proposed buildings will be restored to near original conditions to be enjoyed by its visitors. Frankly any building available, but to specify: buildings #4, #5, #6 and #124			
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: All proposed buildings will be restored to the finest quality and of the highest standards. Each building, along with its beautiful surroundings, will be fully enjoyed by its visitors as it was 100 years ago. The interiors and exteriors will reflect an impeccable craftsmanship preserving an integral part of the Historic District.			