



FORT HANCOCK

REQUEST FOR EXPRESSIONS OF INTEREST

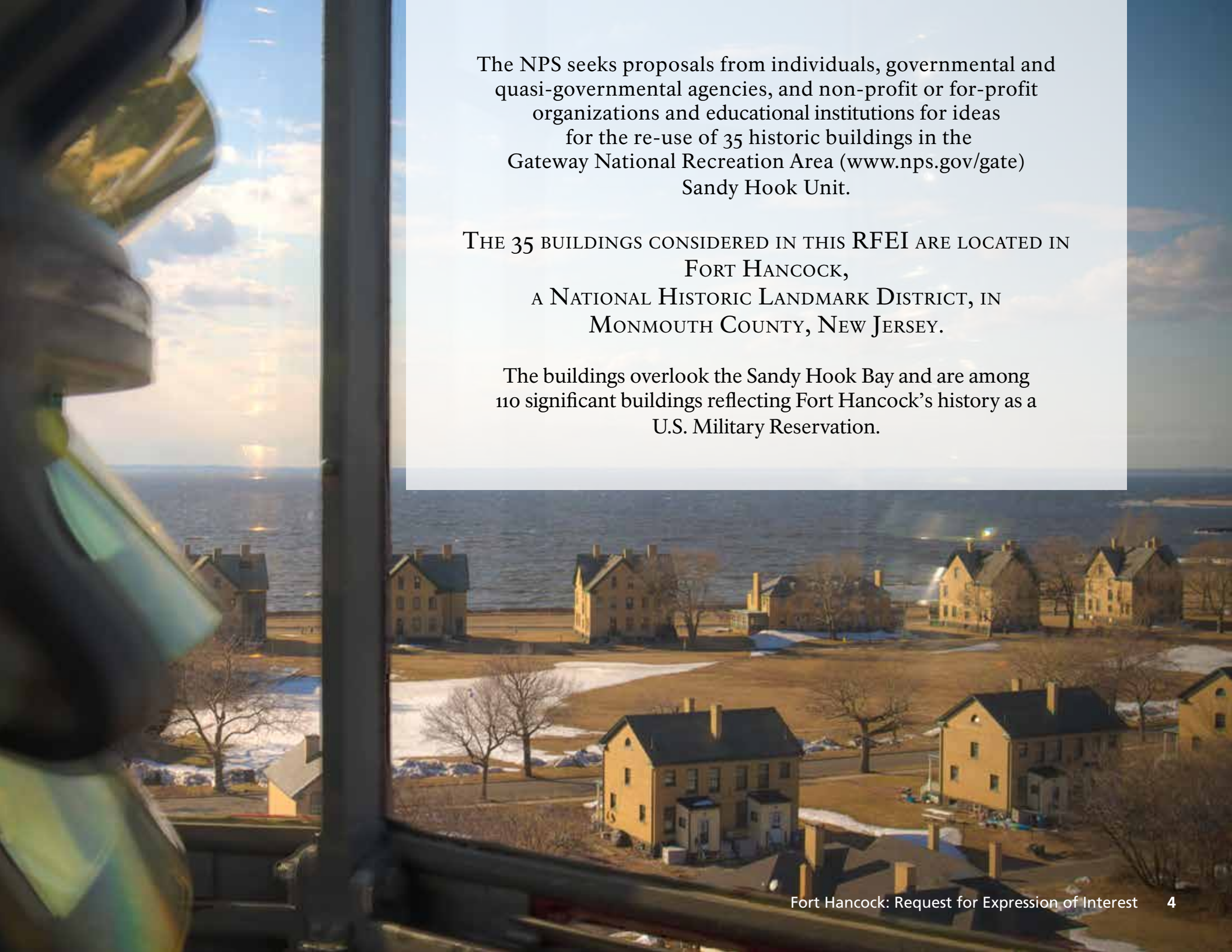
GATEWAY NATIONAL RECREATION AREA
SANDY HOOK UNIT
MONMOUTH COUNTY, NEW JERSEY

The
National Park Service,
with the advice of the
Fort Hancock 21st Century Federal Advisory Committee,
is pleased to offer a unique opportunity
to partner with the National Park Service (NPS)
in redeveloping historic structures in the
Sandy Hook Unit of Gateway National Recreation Area –
an area with National Landmark status on the
National Register of Historic Places

This Request for Expressions of Interest (RFEI) invites submission
of concepts that would transform the use of historic buildings
located within Sandy Hook's Fort Hancock Historic District.



Gateway National Recreation Area provides a national park experience in the country's largest metropolitan area. With more than 8 million visitors a year, it is one of the top five most visited national parks in the country. The park preserves a mosaic of coastal ecosystems and natural areas interwoven with historic coastal defense and maritime sites around New York's Outer Harbor. Fort Hancock is a beautiful resource, steeped in rich history - a treasure waiting to be recast for a new future.



The NPS seeks proposals from individuals, governmental and quasi-governmental agencies, and non-profit or for-profit organizations and educational institutions for ideas for the re-use of 35 historic buildings in the Gateway National Recreation Area (www.nps.gov/gate) Sandy Hook Unit.

THE 35 BUILDINGS CONSIDERED IN THIS RFEI ARE LOCATED IN FORT HANCOCK, A NATIONAL HISTORIC LANDMARK DISTRICT, IN MONMOUTH COUNTY, NEW JERSEY.

The buildings overlook the Sandy Hook Bay and are among 110 significant buildings reflecting Fort Hancock's history as a U.S. Military Reservation.



A MATCHLESS OPPORTUNITY

Responses to this request may identify use of a single structure or contemplate the reuse of all 35 buildings available at the Fort. This is an unsurpassed opportunity to invest in park resources that will yield substantial cultural, social and economic gain now and for future generations.

In addition to its historic structures, the Sandy Hook Unit contains five guarded beaches for swimming, as well as a seven-mile Multi-Use Pathway (MUP) shared by runners, walkers, bicyclists and in-line skaters. The site also offers hiking, birding, kite surfing, surf fishing, and camping, as well as access to some of the region's most ecologically sensitive and culturally rich resources. The structures offered for reuse through this solicitation are located at the main post area of the fort and offer spectacular access to Sandy Hook Bay and the Atlantic Ocean with stunning views of the New York City skyline. The Sandy Hook Unit is readily accessible by road and has parking for about 4,800 vehicles. The Sandy Hook Unit is also served by high-speed ferry service from midtown and lower Manhattan in the summer.

This document is not intended as a formal offering for the award of a contract or for participation in any future solicitation. The NPS reserves the right, at its sole discretion to: withdraw the RFEI and/or not issue any related or other Request For Proposals (RFP); use the ideas or proposals submitted 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.



of a portion of Sandy Hook, N. J.,



HISTORY

Since colonial days, ships entered New York Harbor through the Sandy Hook Channel, just off the tip of Sandy Hook. Defensive uses began during the French and Indian wars. In 1764, the Sandy Hook Lighthouse was built. Sandy Hook served British and Loyalist forces during the American Revolution.

Acquisition by the Federal Government of the entire peninsula was complete by 1846 and construction of the granite “Fort at Sandy Hook” began in 1859. In 1874 the Sandy Hook Proving Ground was established and remained active testing new Army weapons until 1920 when it moved to Aberdeen, Maryland. The 1880’s began the transformation of the peninsula into a modern defense for New York Harbor. Testing for electronics and communications continued into WWII. Sandy Hook was vital to the defense of New York City from 1895 through 1974, beginning with gun batteries and ending with nuclear NIKE missiles. The Military Reservation of Sandy Hook was named “Fort Hancock” in 1895. Most of the buildings in the Fort Hancock Historic District were constructed between 1890 and 1910.

Fort Hancock served as a strategic military location through two World Wars and into the nuclear age, when nuclear NIKE missiles could be fired from shore to intercept aircraft at sea. When Congress established Gateway in 1972, the park’s enabling legislation specifically charged Gateway with preserving and interpreting Fort Hancock’s historic structures and rich history. Fort Hancock was closed and turned over to the NPS in 1974. Under the National Historic Preservation Act, Sandy Hook is designated a National Landmark site – The Fort Hancock and Sandy Hook Proving Ground National Landmark. Only three percent of all listings on the National Register of Historic Places are designated as National Landmarks.

PARTNERSHIP

Responses to this RFEI may identify use of a single building or contemplate reuse of all or part of the 35 Fort Hancock structures that are identified in connection with this announcement. (See www.forthancock21stcentury.org/real_property for a detailed description of the buildings.)

We encourage submission of proposals for reuse by individuals, educational institutions, government and quasi-governmental agencies or entities, as well as non-profit or for-profit organizations and educational institutions. Creative responses to this request may accommodate a single management entity or multiple organizations.

General information about Fort Hancock, including the main post area pictured below, is available at www.forthancock21stcentury.org. The main post area of Fort Hancock could be redeveloped as a campus environment, similar to California's Cavallo Point (formerly Fort Baker) in the Golden Gate National Recreation Area. Alternatively, it could take on a new life with facilities redeveloped as individual residences. Mixed use concepts of many other types could be considered, limited only by the creativity and imagination of the offeror.

The NPS has a long history of public-private partnerships at parks with resources not unlike those at Fort Hancock. They vary from the hotels, gift shops and restaurants at Grand Canyon National Park and Yellowstone National Park to more creative partnerships established to preserve groups of historic structures such as those at Golden Gate, Hot Springs National Park in Arkansas, and others. A number of partnership concepts similar to those developed at other sites may also be suitable to accomplish the redevelopment of Fort Hancock.

Several nonprofit organizations have active, ongoing programs at Sandy Hook. (See www.forthancock21stcentury.org/neighbors for a list of these partners and a description of their activities). Respondents to this solicitation are welcome to consider partnerships with one or more of them.





HOW TO RESPOND

Individuals and organizations planning to prepare a response to this RFEI must comply with the submission requirements described at www.forthancock21stcentury.org/RFEI. Responses should offer a creative vision for adaptive reuse. They should include specific indications of uses contemplated for individual buildings and an overview of how the respondents' plans would be economically viable and sustainable.

Responses will be reviewed by The Fort Hancock 21st Century Federal Advisory Committee and the NPS and they will jointly select those suitable for further consideration. Successful applicants to this RFEI may be asked to submit full proposals that provide detailed plans for adaptive reuse and for financial and business management.

If after the close of this RFEI, the NPS elects to issue a full Request for Proposals, respondents will be asked to submit full proposals providing detailed plans for adaptive reuse and business management.

SUBMISSION LOGISTICS

Please submit four (4) paper copies and one (1) electronic copy by USB flash drive or CD to the RFEI Committee by 5pm on December 16, 2013, to the address noted below. Unless identified otherwise above, submissions should be no longer than fifteen (15) pages in length. Submissions longer than the fifteen-page limit will not be reviewed.

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



Photo by <http://stansphotos.com>

SUBMISSION SPECIFICATIONS

The RFEI release date is October 22, 2013 and responses to the RFEI are due not later than December 16, 2013. All responses to this RFEI will become available for public examination.

If you believe that your proposal contains trade secrets or confidential commercial or financial information that you do not want to be made public, please include the following sentence on the cover page of each copy of the proposal:

“This proposal contains trade secrets and/or confidential commercial or financial information that the Offeror believes to be exempt from disclosure under the Freedom of Information Act. The Offeror requests that this information not be disclosed to the public, except as may be required by law.”

In addition, you must specifically identify what you consider to be trade secret information or confidential commercial or financial information on the page of the proposal on which it appears, and you must include the following sentence on each such page:

“This page contains trade secrets, or confidential commercial or financial information that the Offeror believes to be exempt from disclosure under the Freedom of Information Act, and which is subject to the non-disclosure statement on the cover page of this proposal.” Information so identified will not be made public by NPS except in accordance with the requirements of the Freedom of Information Act.

Respondents presenting information they feel is confidential or proprietary must also submit a separate document that does not contain such material and which may be released to the public without further redaction by the NPS.

RESPONSE GUIDELINES

- Applicants should consider the following guidelines in developing responses pertaining to this announcement (complete NPS Management Policies are available at www.nps.gov/policy/mp2006.pdf):
- Proposals should preserve the peace and serenity of Sandy Hook and its National Register Landmark and District designations as a whole. Historic preservation through building reuse can be achieved while ensuring that recreation and wildlife flourish. Proposals are expected to describe plans to ensure that areas outside the Fort Hancock Historic District are not adversely affected by suggested adaptive reuse options that are presented.
- Proposals may not include new principal buildings, but may include proposals for additions to existing buildings and infrastructure if essential to the financial sustainability of the project and such proposals do not adversely affect the National Historic Landmark. Applicants may consider expanding footprints of certain buildings and removal of unstable structures which are not considered within the scope of this RFEI. Applicants may consider use, expansion, or removal of other structures that have not been identified among the 35 that are the primary focus of this RFEI. The park is willing to consider such offers as long as proposed uses are legal, not inconsistent with NPS values, and they substantially support the viability of the applicant's overall project.

- Respondents' proposals should not be contingent upon the availability of NPS funds for the long-term preservation of structures within the Historic District. Hurricane Sandy caused substantial damage to power, water and telecommunications systems. However, repairs are ongoing and offerors can assume that infrastructure essential in support of reuse proposals will be available.
- Sandy Hook is accessible seasonally by water by a commercial passenger ferry service currently operating from midtown and lower Manhattan. Dock facilities are maintained by the park. Offerors may consider options that include access to the park through waterborne modes of transportation.
- Compliance with ADA or other applicable codes resulting in a visual or other impact on any one historic building, particularly with regard to the exterior of a building, will require review and concurrence from the State Historic Preservation Office (SHPO). Once SHPO has approved proposed methods of ADA and code compliance, accessibility modifications must be uniformly applied to all buildings.
- Alternative uses proposed require conformance with provisions of the National Historic Preservation Act and the Secretary of Interior's Standards on Historic Preservation, 36 C.F.R. Part 68 et. seq. (see www.nps.gov/history/tps/standards/four-treatments/treatment-preservation.htm).





PUBLICATION OF RESPONSES

All applicants must include an executive summary suitable for disclosure to the public. The executive summary should provide a brief overview of the project, and be no more than two pages in length. The executive summary of each proposal will be posted on www.forthancock21stcentury.org, as will each full response that does not include confidential and/or proprietary information.

RESPONSE OUTLINE

Please provide an overall project description/narrative describing a compelling vision of the proposed redevelopment of Fort Hancock (35) Historic Buildings. The narrative should include information on the following:

1) Your Vision / Concept

Concisely describe how your ideas are suited to the Vision Statement (www.forthancock21stcentury.org/meeting_materials/may_16_2013) and the goals described in this RFEI.

2) Building Use Proposal

For each building proposed for repairs and/or improvements, specify the expected use/application of the building and timeline for completion, as well as the proposed benefits of occupancy. The proposal should explain how the use(s) is consistent with the preservation, protection, education goals and visitor enjoyment of the park. It should include, if applicable, facts, information, and data that demonstrate that viable market demand exists for the proposed use. Proposing a variety of uses, different for each building, is acceptable.

3) Financial, Business and Management Concept

Specify the financial structure by which you mean to implement the terms of the proposal, including philanthropic funding if appropriate. The proposal should not presume the availability of any federal funds. Please refer to the NPS leasing authority in 36 CFR 18 for additional guidance on the use of facilities in a manner compliant with applicable law, regulation, and policy.

Provide a brief (not to exceed two pages) description of how your proposal is financially structured and managed.

QUESTIONS ABOUT THE RFEI

Interested respondents may submit questions to the park regarding this RFEI by email to:

www.forthancock21stcentury@yahoo.com.

Questions can be submitted until 5pm on Monday, December 9, 2013.

Answers to all questions will be provided within 5 working days.

All questions and answers will be posted on the Fort Hancock 21st Century Federal Advisory Committee website.



SITE VISIT

Interested parties are invited to attend a site visit on Wednesday, November 6 and Thursday, November 14, 2013. The site visit will begin at 10 am at the Chapel at Sandy Hook. This visit will not include interior inspections of all 35 buildings, but rather a representative sample of buildings available under the RFEI. Please RSVP to www.forthancock21stcentury@yahoo.com.

REVIEW AND SELECTION PROCESS

The Fort Hancock Federal 21st Century Advisory Committee and the NPS will jointly review all submissions and conduct the process of selecting those suitable for further exploration or development. This may or may not result in a formal, advertised public solicitation inviting all qualified candidates to submit formal proposals.

All responses will be evaluated using the following criteria:

- 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.
- 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.
- 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.
- The demonstrated experience of the applicant and evidence of the applicant's managerial capability to carry out the terms of the proposed lease.
- 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.
- 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.
- The compatibility of the proposal with the historic qualities of the building(s) to be utilized.
- Preference will be given on the basis of:
 - the quality of rehabilitation and reuse of existing structures, and
 - maintenance of the cultural landscape, and
 - the degree to which visitor use, enjoyment, and education are enhanced.





GATEWAY NATIONAL RECREATION AREA
WWW.NPS.GOV/GATE
SEPTEMBER 2013