

# REQUEST FOR EXPRESSION OF INTEREST

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.

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.

**RESPONSES TO THIS RFEI MUST COMPLY WITH THE SUBMISSION REQUIREMENTS DESCRIBED AT:**

[WWW.FORTHANCOCK21STCENTURY.ORG/RFEI](http://WWW.FORTHANCOCK21STCENTURY.ORG/RFEI)

Individuals, governmental agencies, not-for-profit and for-profit organizations and educational institutions are welcome to submit proposals.

All legal uses will be considered.

Proposals for re-use of a single building or of all or part of the 35 Fort Hancock structures are acceptable.

No new building, but additions to existing buildings, and demolition of unstable structures will be considered.

Basic utilities are available onsite.

Accessible by car or seasonal commercial ferry.

Rehabilitation work completed as per Department of Interior Secretary's Standards may be eligible for IRS Historic Investment Tax Credits.



**GENERAL INFORMATION ABOUT FORT HANCOCK IS AVAILABLE AT:**

[WWW.FORTHANCOCK21STCENTURY.ORG](http://WWW.FORTHANCOCK21STCENTURY.ORG)

Construction of the granite "Fort at Sandy Hook" began in 1857.

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.

In 1982, the entire Sandy Hook peninsula was designated a National Landmark site and is identified as "The Fort Hancock and Sandy Hook Proving Ground National Landmark."



# FORT HANCOCK

## LOCATION OF 35 BUILDINGS

Interested parties are invited to attend a site visit on Wednesday, November 6 and Thursday, November 14, 2013. The site visit will begin at 10am 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](mailto:www.forthancock21stcentury@yahoo.com).



INTERESTED RESPONDENTS CAN SUBMIT QUESTIONS TO  
[FORTHANCOCK21STCENTURY@YAHOO.COM](mailto:FORTHANCOCK21STCENTURY@YAHOO.COM)

The 35 buildings 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 US Military Reservation.

Sandy Hook 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.



## RESPONSE CRITERIA

[WWW.FORTHANCOCK21STCENTURY.ORG/RFEI](http://WWW.FORTHANCOCK21STCENTURY.ORG/RFEI)

### PLEASE SUBMIT

- (4) paper copies
- (1) electronic copy
- (1) executive summary

Submissions should be no longer than fifteen (15) pages in length.

### SUBMISSIONS DUE

5pm on December 16, 2013

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

Responses to this RFEI will become available to the public and all proposals must indicate whether any information contained therein is confidential and is not to be made public.

This RFEI may or may not result in a formal, advertised public solicitation inviting all qualified candidates to submit formal proposals.

### GUIDELINES

- Proposals should preserve the peace and serenity of Sandy Hook and not adversely effect the Historic District.
- No new building, but additions to existing buildings, expansion of footprints and demolition of unstable structures may be considered acceptable.
- All legal and compatible uses will be considered.
- The park is willing to consider offers that include re-use of other building within the historic district (110). Such offers may include uses of/at the ferry dock area or within the waterways.
- ADA or other applicable code compliance having an impact on any one historic building, must be uniformly applied to all buildings.
- Fort Hancock is a Historic District, any alternative use proposed requires conformance with provisions of the National Historic Preservation Act and the Secretary of Interior's Standards for Historic Preservation and Rehabilitation.

<http://www.nps.gov/history/tps/standards/four-treatments/treatment-preservation.htm>

### RESPONSE OUTLINE

- Overall project description/narrative should include:
  1. Compelling Vision of Your Concept;
  2. Building Use Proposal for each building in which you are interested;
  3. Financial, Business and Management Concepts.

### REVIEW & SELECTION PROCESS

- The Fort Hancock 21st Century Federal Advisory Committee and the NPS will jointly review all submissions
- Evaluation criteria:
  1. The compatibility of the applicant's proposal with the designation of Fort Hancock as a historic district.
  2. No adverse environmental impact.
  3. The financial capability of the applicant to carry out the terms of the proposal.
  4. The experience of the applicant.
  5. The ability and commitment of the applicant to conduct its activities in the Park in an environmentally enhancing manner.
  6. The benefit to the NPS of the financial and other terms proposed.
  7. The compatibility of the proposal with the historic qualities of the building(s).