

## 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:</p> <p>Preservation is integral to society with an appreciation of history and an essential contribution to future generations. We too, heartily agree that this is a "Matchless Opportunity," a chance to give back as well as benefit from the beauty, patina and overall surroundings that Fort Hancock uniquely offers.</p> <p>Fort Hancock embodies community, which is the key to longevity. We, three families, embrace the challenge to preserve, restore and utilize our future home with these important values. We also look forward to enjoying, and participating in the recreation of the wildlife and the surrounding areas.</p> <p>Who are we?? We are <i>already</i> a family, a community of families and mutual support. <b>Phil Rothman</b> is the Executive Director of a well-known synagogue, a Rabbi and leader. He has initiated programs in the community that has had impact multi-generationally. As a rabbi and community leader, he has developed a program for children with learning and developmental disabilities. Phil has made the impossible, possible. Many of the families were turned away from traditional educational programs, but not only did he not turn away a child, he offered support at no additional cost. Phil has also provided these programs in a landmark, Quaker Building, in NYC. Phil navigated and participated in communities working with the local government and community and in adhering to Landmark guidelines and regulations to preserve the integrity of the synagogue. This is a building not only providing functionality serving the community with programs, education, camps and religious venues, but maintained and preserved the integrity of its initial design.</p> <p><b>Michele Teichner-Rothman</b> works for a North American Bank and Asset Management group leading risk management and compliance for mutual fund products. Michele not only deals with government rules and regulations but also with financial budgets. As part of the community Ms. Teichner-Rothman, has taken the homeless, the disabled and those less fortunate into her home and provided a place to offer sustenance and well-being.</p> <p><b>Illeana Hoffman-Lapidus</b> was head project coordinator for a Landmark 1835 Brownstone, the Old Merchants House in Greenwich Village. Under her direction, she recruited the Columbia University School of Restoration, to return the Brownstone back to its original design. Over the course of a year and half she hired unemployment workers to use dental tools to hand pick the molding, enforce the original windows with extensive carpentry, French (hand polish the parlor doors) and maintain the integrity of the building. The project</p>

## FORT HANCOCK RFEI RESPONSE TEMPLATE

	<p>was so successful that the Metropolitan Museum of Art ended up using examples for their Greek revival room. She also commissioned rugs based on the original patterns, which the Met participated.</p> <p><b>Steven Lapidus</b>, is a Tax Lawyer who works for a major utility company in New Jersey. Under his direction he is involved in the legal aspects of green energy, solar panels, and alternate uses of energy.</p> <p><b>Mindaugas Blaudizunas</b>, received an Electrical Engineers Degree, and a Masters Degree in Cinematography from both Moscow Film School and NYU Graduate School- Tisch. He has extensive experience in carpentry, building, remodeling and all forms of contracting.</p> <p><b>Milda Danielle Alkaitis-Blaudizunas</b>, received a degree from John Hopkins Peabody Conservatory in Music. She is an avid quilter and artist. She looks toward the wonderful possibility that she will have more space to practice her art.</p>
	<p>Building Use Proposal: We as families, plan to restore and preserve the building back to its original use for home living (residential use). Our goal is to secure the integrity of the building, roof, boiler, kitchen and bathroom, using professional contractors as well as hands on work over the period of 5 to 10 years. We look forward to interacting with the community at hand and being a part of the vision of the community.</p> <p>We are interested in the Lieutenants quarters. We toured number #17, but would be flexible to discussion of other Lieutenants buildings. In addition to utilizing our own financial resources, we plan to explore philanthropic funding to assist with the cost of the rehabilitation.</p>
	<p>Financial, Business and Management Concept: Please see Building Use Proposal above.</p>
<p><b>EVALUATION CRITERIA</b></p>	

## FORT HANCOCK RFEI RESPONSE TEMPLATE

#	Details
1	<p>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>
	<p>Response: Our vision is compatible with The Standards for Rehabilitation. We plan to rehabilitate the building through the process of returning the property to a state of utility (our home), through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values. We truly are enamored with the history of Fort Hancock and the Sandy Hook peninsula and look forward to the rehabilitation of the property while maintaining the building's character.</p>
2	<p>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>
	<p>Response: We plan to use and seek advise from licensed and certified contractors and always take into consideration The Standards for Rehabilitation.</p>
3	<p>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.)</p>
	<p>Response: Please see backgrounds of the individuals in Vision/Concept above. Please note we have experience in raising money from philanthropic institutions and individuals and rehabilitating landmark buildings that involved working with various government regulations and agencies and community concerns. In addition to utilizing our own financial resources, we plan to explore philanthropic funding to assist with the cost of the rehabilitation. We have the financial ability to rehabilitate the structure and will provide financial details if we are selected applicants.</p>
4	<p>The demonstrated experience of the applicant and evidence of the applicant's managerial capability to carry out the terms of the proposed lease.</p>
	<p>Response: Please see backgrounds of the individuals in Vision/Concept above.</p>

## FORT HANCOCK RFEI RESPONSE TEMPLATE

5	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: In our everyday lives, we take into consideration the impact of the environment. We recycle as much of our waste as possible such as light bulbs, batteries and plastics. We also work with our utility provider in seeking the most efficient form of energy. Additionally, Mr. Lapidus is professionally involved with green energy and is in a unique position in understanding how to apply it to the NPS.
6	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: The benefit to the NPS is that the historic structure will be rehabilitated and responsible, environmentally friendly people will respect the core mission of preserving national parks, with all their cultural and natural resources. We are interested in a minimum of a 60-year lease.
7	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: We are interested in the Lieutenants quarters. We toured number #17, but would be flexible to discussion of other Lieutenants buildings.
8	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: Given our backgrounds and experience in rehabilitating landmark buildings and reuse of their existing structures for contemporary use, the quality of the rehabilitation will be best in class.