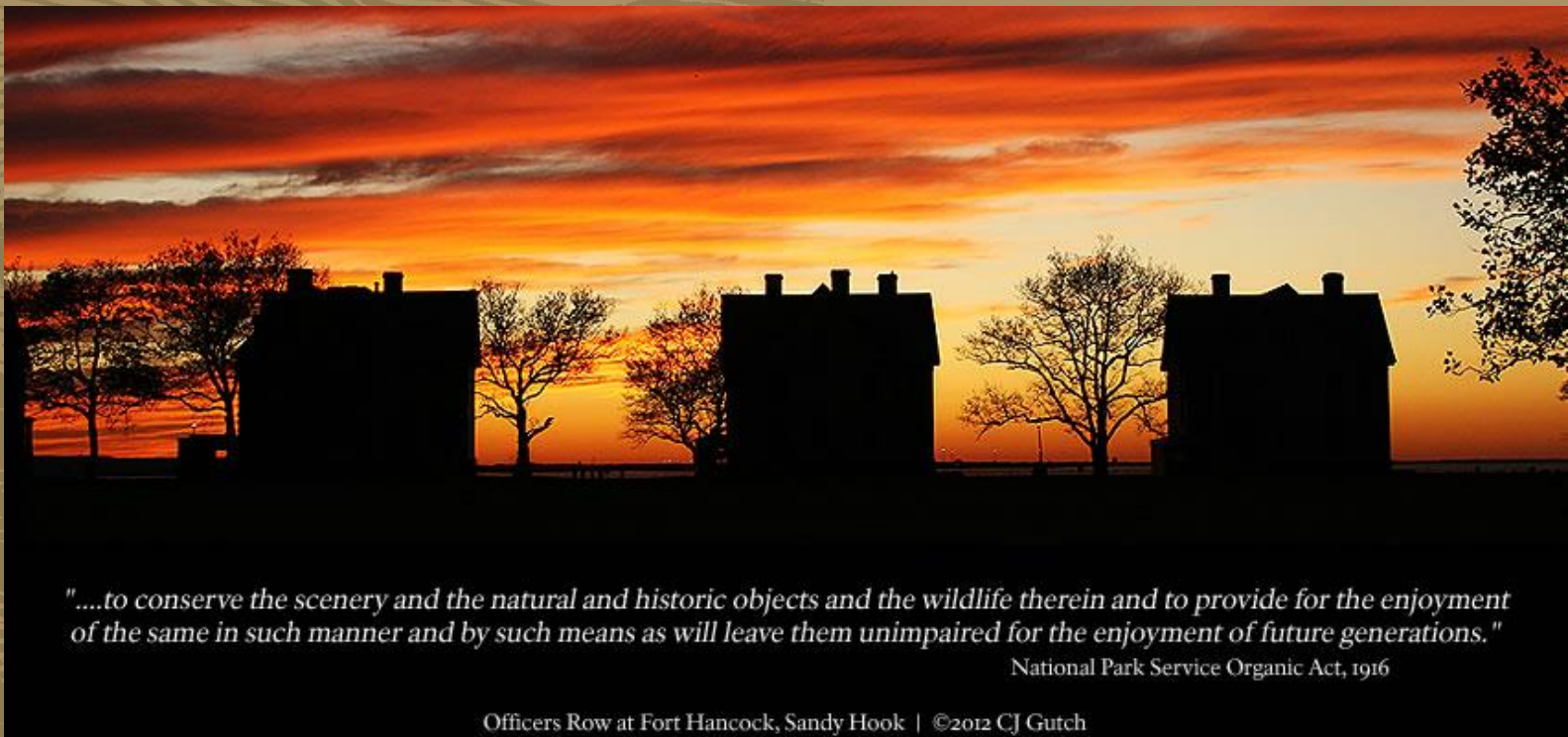


National Park Service
U.S. Department of the Interior
Gateway National Recreation Area



Leasing Historic Buildings at Fort Hancock, Sandy Hook



"...to conserve the scenery and the natural and historic objects and the wildlife therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for the enjoyment of future generations."

National Park Service Organic Act, 1916

Officers Row at Fort Hancock, Sandy Hook | ©2012 CJ Gutch

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Fort Hancock 21st Century Federal Advisory Committee



- Formed in September 2012 by Interior Secretary Ken Salazar
- 15 meetings since Jan. 2013
- Local citizens, content experts advise the park about the best ways to preserve buildings at Fort Hancock and Sandy Hook National Historic Landmark

<http://forthancock21stcentury.org>

Request for Expressions of Interest

- Collected in late 2013
- Reported in The New York Times and Asbury Park Press
- Subsequent Fort Hancock site visits attended by more than 200 prospective lessees
- 41 Proposals Received

- RESIDENTIAL (14) Residential and (2) Residential/Office Use
- MASTER DEVELOPER (4) Master Leases seeking use of all buildings
- STUDIO (3) Art Studios
- B&B RESTAURANT (7) Bed & Breakfast and Restaurants
- HOSPICE (1) Hospice
- MUSEUM (2) Museum Operations with onsite housing
- RECREATION (4) Recreation based use
- VISION (4) Non-Building Specific Proposals/
Statements Envisioning Fort Hancock

Land Use Map

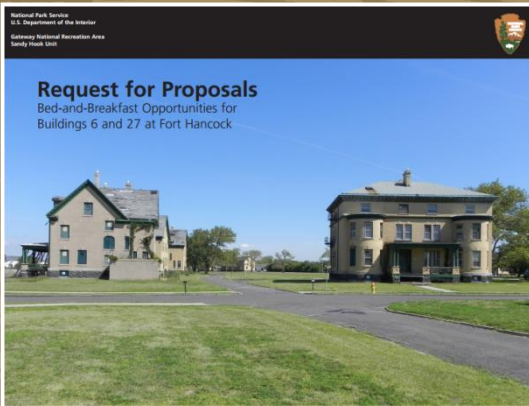
A New Community, Steeped in History Fort Hancock Use Map, Fall 2014

The National Park Service, in cooperation with the Fort Hancock 21st Century Federal Advisory Committee, proposes a variety of uses for 33 historic buildings within the Fort Hancock and Sandy Hook Proving Ground National Historic Landmark. The RFPs will include the buildings circled below.



Request for Proposals




- Open through **Friday, April 17, 2015**
- A pilot phase, **leasing** (not purchasing) six buildings and restoring one more



www.nps.gov/parkmgmt/fort-rfp-2015

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Types of Mixed Use

 <p>Non-Profit Organizations</p>	<p>By NON-PROFIT ENTITIES 2 Buildings within Education & Commercial Area (as depicted on map)</p>
	<p>BED AND BREAKFAST 2 Buildings (6 and 27)</p>
	<p>RESIDENTIAL 2 Buildings within the Residential Area (as depicted on map)</p>
	<p>NPS FUNDED REHABILITATION 1 Building (7)</p>

NPS to Rehabilitate Building 7

Will illustrate repairs according to Interior Secretary's Standards for Historic Rehabilitation

<http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>



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Evaluation Criteria

NPS seeks clear and concise answers. Proposals will be evaluated based on the criteria identified below by an NPS team **outside of the park**. Each criterion has been assigned a weight based on NPS priorities.

Evaluation Criteria

- Criterion 1 - Use (15%)**
- Criterion 2 - Financial (30%)**
- Criterion 3 - Rent (5%)**
- Criterion 4 - Experience (20%)**
- Criterion 5 - Sustainability (5%)**
- Criterion 6 - Preservation (25%)**



Pilot Phase, Future Phases



The purpose of the “Pilot Phase” is to demonstrate success and to guide future development

FUTURE PHASES: Build upon the lessons learned from the Pilot Program:

- **Infrastructure demands**
- **Shrink or expand “zones”**
- **ADA, egress, historic standards considerations**
- **Consider what staffing is sufficient to manage the program and growth**

IMPORTANT DATES

- Site tours **by appointment only**
- Question submission deadline:
Monday, March 16
- **Proposals due Friday, April 17**
- Anticipated date for selection: five weeks after submittal deadline
- Anticipated lease commencement:
Subject to negotiation



Gateway National Recreation Area

<http://www.nps.gov/gate/index.htm>



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