



REIMAGINE *the Future* OF FORT MONROE

*Community redevelopment
on the Chesapeake Bay
in the heart of Coastal Virginia's
historic waterfront*

reimagine.fortmonroe.org



An aerial photograph of Fort Monroe, a star-shaped fortification on a peninsula in the United States. The fort's star-shaped perimeter is clearly visible, with a central area containing several buildings and a large green field. The fort is surrounded by water, and a sandy beach is visible on the right side. In the background, a large body of water and a residential area are visible. A dark blue rectangular overlay is positioned in the upper left quadrant, containing the title text.

REIMAGINE THE *Future*
OF FORT MONROE

ONCE-IN-A-LIFETIME COMMUNITY REDEVELOPMENT OPPORTUNITY

Dear Request for Qualification Recipient,

The majestic body of waterfront land known today as Fort Monroe has taken many forms and purposes throughout the course of time – from a bountiful fishing and hunting site for Virginia Indians, to a U.S. military installation, to its current state as a young, but thriving mixed-use community. Through those incarnations, Fort Monroe remains an important site in American history – a site that is important not only for what occurred on these hallowed grounds but for the principles of freedom that were defended here.

This 561-acre site, which juts out into the Chesapeake Bay in southeastern Virginia, is now poised for its next transformation into a more comprehensive and defined area, with a profile that reflects its natural history and beauty. When completed, Fort Monroe will be a premier, mixed-use community that also serves as a cultural heritage destination in partnership with the National Park Service.

Since its deactivation in 2011, the U.S. Army has been steadily transferring property at Fort Monroe back to the Commonwealth of Virginia. To facilitate the transfer as well as use and adaptive reuse of this National Historic Landmark, the Commonwealth created the Fort Monroe Authority, and tasked it with preserving the property, sharing its rich history, and developing a model to make it economically sustainable.

The vision for Fort Monroe is to redevelop this historic property into a vibrant, mixed-use community that creates social, cultural, and economic successes. In order to achieve this aspirational vision, the Fort Monroe Authority is seeking information on your experience with the use and adaptive reuse of historic properties. We also ask that you provide a Statement of Interest describing your area of interest in the property and how your proposals will utilize superior land planning and architectural design to become an integral component of this special community.

This Request for Qualification is designed to provide sufficient historic perspective and property information to encourage your participation and inspire your creative skills. In addition to educating you about this historic site, we hope that you will submit a response to this Request for Qualification and will join us in this unique redevelopment opportunity.

On behalf of the Fort Monroe Authority Board of Trustees, we look forward to your response.

Sincerely



G. Glenn Oder, FASLA
Executive Director
Fort Monroe Authority



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EXECUTIVE SUMMARY

The Fort Monroe Authority (FMA) is offering this Request for Qualifications with a Statement of Interest (RFQ) to find respondents qualified in the use and adaptive reuse of historic properties. The Fort Monroe properties included in this offer fit like pieces of a puzzle between green spaces, existing roads, and historic residential living units. Respondents are encouraged to attend the property tours, experience the ambiance of Fort Monroe, and determine which properties and historic buildings suit their development skills and financial capacity. Qualified respondents will then be invited to participate in a Request for Proposal (RFP) process.

Property Location	Strategically positioned in the middle of the east coast, Fort Monroe is located on the Chesapeake Bay in Hampton, Virginia. The property is a National Historic Landmark (NHL) and approximately 50% of the property has been dedicated to the National Park Service (NPS) as a National Monument.		
Mandate and Goals	The FMA is legislatively mandated to preserve the property and tell the history of Fort Monroe in a manner that is economically sustainable. Our goal is to identify qualified respondents with the vision to enhance this special community.		
Property Offering	The offering encompasses four sites spread over approximately 100 acres of land and include over 900,000 square feet of buildings. Respondents are not required to stay within the boundaries of the redevelopment areas and are welcome to use their experience to outline an area that creates a project compatible with the vision for Fort Monroe.		
Respondents Tours	Two dates will be set aside for tours of buildings and properties at Fort Monroe. Both property tours will cover the same information and buildings.	First tour:	Thursday, July 26, 2018
		Second Tour:	Wednesday, August 22, 2018
Submission Date	Responses to Request for Qualification and Statement of Interest are due Thursday, October 11, 2018 at 2 PM EDT.		
RFQ Outcomes	Qualified respondents will be invited to advance to a more detailed and specific Request for Proposal (RFP) process that will lead to long-term lease negotiations for specific buildings and land areas. The RFP process will proceed promptly after review and evaluation of the responses.		
Contact	Fort Monroe Authority Attn: Yvonne Cash 20 Ingalls Road Fort Monroe, Virginia 23651 757-251-2744 ycash@fortmonroe.org		

STRATEGIC OBJECTIVES

The primary objective of this RFQ is to allow the FMA to find qualified respondents with the experience and capacity to accept the challenges of this unique adaptive reuse project. Respondents must understand the FMA desires to see this historic property redeveloped into a vibrant, mixed-use community that creates social, cultural, and economic successes. To accomplish these objectives, the FMA is looking for respondents who embrace the following strategies:

1. Adaptive Use and Reuse of Historic Structures

Fort Monroe will be a model of preservation and sustainability. The successful respondent will work within the parameters of the Fort Monroe Historic Preservation Manual and Design Standards, the Programmatic Agreement, the State Memorandum of Understanding (MOU), and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

2. Exemplary Land Use Planning

The Reuse Plan and the Fort Monroe Master Plan are guidelines that respondents will strategically use to capture and enhance the essence of a mixed-use community that embraces our mandates of preserving this historic site and sharing our rich history while striving to achieve economic sustainability.

3. Provide Sustainable Revenue

Fort Monroe is an economic engine for the community, the region, and the state. To achieve a successful performance model, respondents will accept their proportional role in the sustainability of the common area, special events, and community spaces in order to maintain the ambiance of this special place.

4. Embrace the NPS

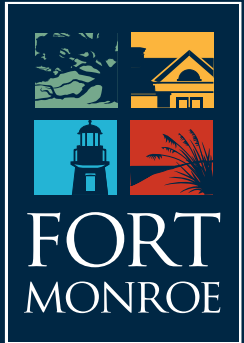
Fort Monroe is a National Monument. Although the property is divided between the FMA and NPS, the aspirational goal is to provide a borderless visitor experience without legislative barriers. Successful respondents will embrace this objective and demonstrate a vision for use and adaptive reuse that welcomes visitors to historic interpretation experiences and special events.

5. Implement the Vision

The FMA will select one or more respondents to implement a mutually accepted vision for a strategic project or projects at Fort Monroe. Implementation of these projects will follow negotiated and agreed upon timelines and project goals.



Adaptive reuse of former Fort Monroe officer's club.



History & Background



HISTORY OF OLD POINT COMFORT AND FORT MONROE

The site was originally named Cape Comfort in 1607 by English explorers during their first encounter with Virginia Indians. Fort Algernourne, noted as the first of many fortifications on the site, was erected in 1609. Further exploration of the James River and the Chesapeake Bay led to the renaming of the property to Point Comfort and eventually to Old Point Comfort, the current designation. Point Comfort is recognized as the site where, in 1619, John Rolfe, Secretary of the Jamestown Colony, recorded the arrival of “20 and odd” Africans. The Africans were subsequently traded for food and supplies.

The Old Point Comfort Lighthouse was constructed in 1802 during President Thomas Jefferson’s administration and is noted as the oldest structure at Fort Monroe. It remains an active navigational beacon owned and operated by the U.S. Coast Guard.

Fort Monroe was constructed in phases during the 19th century to contribute to the coastal defenses in the United States and is the largest masonry fort in the country. The fort remained in Union hands throughout the Civil War and was a key staging ground for the Union campaigns in Virginia and along the Atlantic seaboard.

In 1861, three brave enslaved men, Frank Baker, James Townsend, and Shepard Mallory, escaped the bonds of slavery and sought refuge at Fort Monroe. Recognized by U.S. Major General Benjamin Butler as “contraband of war,” the men were not returned to their owners. By the conclusion of the Civil War, more than 10,000 enslaved people descended upon Fort Monroe seeking refuge at “Freedom’s Fortress.” The bravery of these three men and those that followed General Butler’s “Contraband Decision” served as a catalyst for the Emancipation Proclamation and the eventuality of the 13th Amendment. The fact that the arrival of the first enslaved Africans to the English North American colonies and the Contraband Decision occurred at the same site makes Fort Monroe a singularly important site in American history and in the narrative of the human quest for freedom.

Throughout its history, Fort Monroe housed the Army’s many schools of military education, including the Coast Artillery School. The use of Fort Monroe and Old Point Comfort for coastal defense changed as military technology evolved. In the 1890s, large concrete gun emplacements, known as Endicott Period Batteries, were erected at Fort Monroe along the shoreline and on top of the ramparts and outer works of the masonry fort. These gun batteries were critical to training and protected the Hampton Roads harbor from the 1890s through the conclusion of World War II.

Fort Monroe served as the headquarters for the U.S. Army Training and Doctrine Command (TRADOC). In 2011, as part of the 2005 Base Realignment and Closure Act (BRAC), Fort Monroe was deactivated as an active military post and, later that same year, President Obama proclaimed a portion of Fort Monroe a National Monument. In 2013, the U.S. Army quitclaimed a majority of the property to the Commonwealth of Virginia.



A circa 1907 post card view of the fort.

FACTS ABOUT LIFE AT FORT MONROE

APPROXIMATELY **50,000** PEOPLE A YEAR VISIT THE CASEMATE MUSEUM

A NEW VISITOR AND EDUCATION CENTER IS UNDER CONSTRUCTION



NATIONAL PARK SERVICE INTERPRETIVE PROGRAMS



300-SLIP MARINA WITH BOAT RAMP



BEACHES WITH LIFEGUARDS

MEMORIAL DAY THROUGH LABOR DAY

SEVEN MILES OF WATERFRONT TRAILS



THURSDAY NIGHT CONCERTS THROUGHOUT THE SUMMER



REIMAGINING LIFE AT FORT MONROE

The tree-lined streets, the stately brick architecture, and the gentle breezes off the Chesapeake Bay make Fort Monroe a historic and tranquil oasis in the center of the bustling Hampton Roads metropolis. The granite stone fortress surrounding the stately live oaks beckons visitors with the appearance of holding historic secrets.

Summer concerts in the park provide opportunities for families to gather on picnic blankets in the grass. Couples strolling on the boardwalk while gazing at the military ships and other vessels on the Bay remind us that we are on this tranquil spit of land in the midst of a thriving coastal Virginia economy.

Boardwalks, beaches, playgrounds, and other recreational facilities cater to active lifestyles, while the covered front porches, lush landscaping, and saltwater breezes make a relaxing atmosphere. Fort Monroe also inspires learning, with the Casemate Museum and the NPS providing lectures, tours, and programs that examine the fort's role in our country's history.





Live

The past exists comfortably with the present for residents of Fort Monroe, a beautiful, storied National Monument.





A vibrant business atmosphere takes shape as Fort Monroe welcomes the next phase of its life as a working historic site.



A HISTORIC COMMUNITY REIMAGINED

When Fort Monroe ceased to be a military installation, the supporting contractors, businesses, cafes, and athletic facilities closed. The stately brick homes were vacated and the 561-acre property seemed desolate.

But today, civilians are filling the former military homes and bringing life to the streets of Fort Monroe. Shuttered historic buildings are reopening as entrepreneurs introduce new businesses in this convenient and architecturally appealing community. Lawyers, engineers, architects, and state agencies have repurposed historic structures into unique office spaces. This has drawn service industry businesses such as three restaurants, a coffee shop, a craft brewery, and even a YMCA branch. Fort Monroe's athletic fields and beaches are managed by the City of Hampton and they are frequented by people who both live and work at Fort Monroe, as well as the general public.



ABOUT FORT MONROE IN 2018

90% RESIDENTIAL PROPERTIES
OCCUPIED

OCCUPIED RETAIL PROPERTY EXCEEDS
95,000 SQ FT

100,000 SQ FT OF OFFICE/FLEX SPACE
IS **90% LEASED**

130
FULL-TIME
&
PART-TIME
RETAIL
EMPLOYEES

3 
CHURCHES
OPERATE ON THE
PROPERTY

OVER **400** OFFICE EMPLOYEES
ON THE PROPERTY


CRAFT BREWERY
AND THREE
RESTAURANTS

 YMCA


DAYCARE
FACILITY

FORT MONROE ANNUAL EVENTS

4 PRIVATE EVENT
RENTAL VENUES



135
PRIVATE
EVENTS
— IN 2017 —

45
EVENTS
PRODUCED
BY OTHER
AGENCIES

OVER **5,000** PEOPLE ATTEND THE **MUSIC BY THE BAY**
CONCERTS OVER THE SUMMER EACH YEAR

25,000

ENJOY THE
INDEPENDENCE DAY
CELEBRATION
FOURTH AT THE FORT

OVER **800**

VISITORS ON THE FORT
MONROE GHOST WALK
WHERE HISTORY
MEETS MYSTERY

100 PEOPLE ATTEND THE ANNUAL
FORT MONROE TREE LIGHTING
CEREMONY IN CANON PARK



HISTORIC HOMES
ARE OPEN
FOR THE
MISTLETOE
HOMES TOUR

2 FREE HOLIDAY CONCERTS AT
THE FORT MONROE THEATRE





Play

A popular visitor destination, Fort Monroe has become a place where people enjoy modern pastimes touched with history.



Learn

A singularly important site in American history, and in the narrative of the human quest for freedom.





THE FORT MONROE AUTHORITY

As the redevelopment and management authority, the FMA is charged with the care and preservation for the majority of the buildings and structures on Fort Monroe. The FMA is also responsible for the transition to civilian uses; environmental and civil systems management; historic preservation; residential and commercial property management and leasing; educational and recreational public programming; and tourism.

The FMA is currently governed by a 14-member Board of Trustees. The Governor of the Commonwealth (Governor) appoints eight Trustees to staggered four-year terms. The Hampton City Council appoints two Trustees to four-year terms. The state Senator and the state Delegate who represent Fort Monroe serve as Trustees for the duration of their term of elected office. The Virginia Secretary of Natural Resources and the Virginia Secretary of Commerce and Trade serve as ex-officio, non-voting Trustees.



Governor Ralph Northam with FMA Board Members.

The Fort Monroe Authority Act (FMA Act), among other activities, assigns the powers and duties to:

- do all things necessary and proper to further an appreciation of the contributions of the first permanent English-speaking settlers, as well as the Virginia Indians, to the building of our Commonwealth and nation
- commemorate the establishment of the first coastal fortification in the English-speaking New World
- commemorate the lives of prominent Virginians who were connected to the largest moated fortification in the United States
- commemorate the important role of African Americans in the history of the site, including the “Contraband” slave decision in 1861 that earned Fort Monroe the designation as “Freedom’s Fortress”
- commemorate Old Point Comfort’s role in establishing international trade and British maritime law in Virginia, and to commemorate almost 250 years of continuous service as a coastal defense fortification of the United States of America
- oversee the preservation, conservation, protection, and maintenance of the Commonwealth’s natural resources and real property interests at Fort Monroe and the renewal of Fort Monroe as a vibrant and thriving community
- serve as the Commonwealth’s management agent for all the land in the Area of Operation and for the implementation of actions and fulfillment of federal and state obligations for public and private land under the Fort Monroe Master Plan, Programmatic Agreement, Design Standards, Reuse Plan, and State Memorandum of Understanding.

The full text of the FMA Act as amended is found in Virginia Code §§ 2.2-2336 – 2.2-2350. (<https://law.lis.virginia.gov/vacode/title2.2/chapter22/section2.2-2336/>)

FORT MONROE NATIONAL MONUMENT

On November 1, 2011, President Barack Obama, using the authority of the 1906 Antiquities Act, proclaimed that 325.21 acres of federal property at Fort Monroe be appropriated as the Fort Monroe National Monument (FOMR) as the 396th unit of the NPS. This declaration elevated the Fort Monroe property to a stature never before imagined and created an opportunity for the world to learn about the complete history of this property.

On March 20, 2015, Governor Terrence McAuliffe committed to work with the NPS to expand the boundaries of the FOMR by an additional 39.5± acres. The boundary expansion is expected to be completed during 2018.

Using the great assets of this property, the NPS has developed public programs, interpretive tours, and is preserving hundreds of acres of natural area in the heart of this urban environment. Historic buildings are being restored, directional signage is being installed, and new visitors, especially school children, are being brought into this space to enjoy nature and learn the history of this site.

The purpose of the FOMR is to preserve, protect, and provide for the appropriate public use of the historical, natural, and recreational resources of the site. Fort Monroe is jointly managed as a unique partnership between the NPS and the FMA.

More information on the FOMR is available at

<http://www.nps.gov/fomr>.

The FOMR Foundation Document can be found at

<https://parkplanning.nps.gov/fomrfoundation>.



AN OVERVIEW OF GOVERNING DOCUMENTS AND THE MASTER PLAN

Programmatic Agreement

The Army deactivated Fort Monroe in September 2011. To fulfill its responsibilities under Section 106 of the National Historic Preservation Act, the Army entered into consultation with the Commonwealth and other stakeholders to develop the Fort Monroe Programmatic Agreement (PA), which establishes preservation guidelines for the property.

State Memorandum of Understanding

The FMA is now responsible for the November 2011 State Memorandum of Understanding (MOU) with the Governor, the Virginia Secretary of Administration, and the Virginia State Historic Preservation Officer (SHPO). The purpose of this agreement is to ensure the support of the long-term management of Fort Monroe, consistent with the terms defined by the PA.

Historic Preservation Manual and Design Standards

The Fort Monroe PA directs the FMA to develop the Historic Preservation Manual and Design Standards (Design Standards) to manage activities occurring at Fort Monroe. The Design Standards are based upon sound and accepted preservation practices and standards established and revised in NPS publications and guidance documents, such as the NPS Preservation Briefs and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The Secretary of the Interior's Standards for the Treatment of Historic Properties

The Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) are the Federal guidelines for the preservation, rehabilitation, restoration, and reconstruction of historic buildings. The purpose of these Standards is to provide guidance to historic building owners and managers, preservation consultants, architects, redevelopers, contractors, and project reviewers prior to beginning

a project. The Standards address both exterior and interior work on historic buildings and focus on four different treatment standards: Preservation, Rehabilitation, Restoration, and Reconstruction.

2013 Land Use Master Plan

The 2013 Land Use Master Plan (Master Plan) was adopted by the FMA Board of Trustees to update and refine the planning concepts from the 2008 Reuse Plan. The purpose of the Master Plan is to guide the long-term redevelopment efforts of the property and suggest compatible uses for adaptive reuse and redevelopment projects at Fort Monroe.

(NOTE: Full versions of "Governing Documents" located in Appendix D)



HISTORIC TAX CREDITS

The preservation of Fort Monroe's historic structures is not only a stipulation of the governing documents but is also beneficial to the overall community of Fort Monroe, both economically as well as connecting us all to the cultural heritage of this very special place.

The historic structures and landscapes of Fort Monroe that contribute to the National Historic Landmark District (NHL) will be rehabilitated according to the Design Standards and the Secretary of the Interior's Standards for the Treatment of Historic Properties. In doing so, the FMA and the Commonwealth of Virginia encourage the use of federal and state historic tax credits in the rehabilitation of those structures that contribute to the NHL.

The structures identified as "certified historic structures" under the federal and state historic tax credit programs have the potential to receive up to 20% federal and 25% state historic tax credits for qualified rehabilitation expenditures. Both the federal and state tax credit programs are administered in Virginia through the Virginia Department of Historic Resources (DHR).

The present redevelopment RFQ identifies 50 structures that have the potential to qualify for the federal and state historic tax credit programs.

More information can be found at *The Virginia Department of Historic Resources* site: https://www.dhr.virginia.gov/tax_credits/tax_credit.htm



ARCHEOLOGICAL RESOURCES

The entirety of Fort Monroe is designated as archaeological site 44HT0027 and 31 loci have been identified to date. Many of the loci are considered eligible for the National Register of Historic Places and are important to our understanding of the history of Fort Monroe and Old Point Comfort. Loci identified include several prehistoric sites dating from around 100BC to 1600AD, colonial-era features, and sites associated with the early history of Fort Monroe. While Fort Monroe is an urban site with a high amount of disturbance from modern construction and utilities, intact archaeological features, deposits, and loci are routinely encountered during ground-disturbing activities.

The FMA has specialized staff who will work cooperatively on responding to questions and providing administrative support during the RFQ process and the eventual implementation of projects. Existing records and research that is available for archeological sites on the property will be made available to respondents as specific projects are considered. Successful respondents will need to submit ground disturbance permits to the FMA and provide appropriate cultural resource management services to their projects and construction sites.







Redevelopment Opportunities



REDEVELOPMENT AREAS

The FMA staff has identified four redevelopment areas that are described in more detail below. These redevelopment areas were created based on three primary factors: critical mass, adjacency, and Management Zones. The redevelopment parcels primarily exclude residential units in these zones, as well as the common area spaces and community buildings that will be retained by the FMA. In consideration of these redevelopment areas, it is important to note that the redevelopment of any properties at Fort Monroe must comply with the character and content of the Management Zones as defined in the PA and Design Standards.

It should be noted that these redevelopment areas were developed for the RFQ process and the respondent is not required to make a Statement of Interest for the entirety of a redevelopment area. Respondents may express an interest in one building or a group of buildings, even if that group of buildings extends across multiple Management Zones. However, the FMA must understand the size and scope of the proposed redevelopment, especially if the future use of the project is different than the existing use or planned use identified in the Master Plan.

It is also important to note that while the Master Plan identifies primary use categories, respondents can propose other use categories that will be evaluated as part of the qualifications of the respondents.

Detailed building information is available on the file-sharing site.



MARINA REDEVELOPMENT AREA

This redevelopment area lies completely in the Historic Village Management Zone and encompasses three primary uses as reflected in the Master Plan. The majority of the 40± acre redevelopment area is associated with the Old Point Comfort Marina. The 300+ slip marina includes the two-story marina office (B207) and the bathhouse (B225). The second floor of the marina building has been subleased to a restaurant operator.

This redevelopment area also includes the area identified in the Master Plan as the most suitable for retail/dining focus. Currently, the 250+ member Old Point Comfort Yacht Club makes its home in Building 183. Buildings 204 and 205 previously served industrial uses but both buildings offer the potential for waterfront retail. Buildings 11 and 73 are both contributing structures last used for office purposes. Building 266 and 267 were constructed in 2004 and could be reused or removed.

The remainder of the redevelopment area includes the six-building TRADOC complex. These buildings were last used as offices but are identified in the Master Plan as candidates for adaptive reuse to residential. However, respondents may consider alternative uses. The six buildings total 137,000± square feet and are served by a central boiler/chiller plant in the basement of Building 134.

A listing of building information is provided in the table to the right.

BLDG #	HISTORIC / CURRENT USE	LAST USE CATEGORY	YEAR CONSTRUCTED	CONTRIBUTING STRUCTURE	SQUARE FOOTAGE
MARINA REDEVELOPMENT AREA					
11	Garage / Office	Office	1934	Yes	8,685
37	Coast Artillery Board Building / Classrooms	Office	1934	Yes	10,235
73	Forge / Office	Office	1893	Yes	1,500
116	Quartermaster Offices	Office	1906	Yes	5,871
133	Officer's Classrooms / TRADOC	Office	1909	Yes	42,558
134	DCSCD	Office	1909	Yes	22,696
161	DCST/DOIM	Office	1921	Yes	40,468
163	DCSCD	Office	1940	Yes	15,103
183	Coast Artillery School Bindery / Yacht Club	Office	1934	Yes	4,680
204	Submarine Depot / Workshop	Office / Industrial	1910	Yes	9,410
205	Cable Tank / Workshop	Industrial	1917	Yes	3,843
207	Marina Boathouse / Restaurant	Retail - Marina	1943	No	6,998
266	Office	Office	2004	No	4,800
267	Office	Office	2004	No	5,500
MARINA REDEVELOPMENT AREA BUILDING SF					182,347

Note: Square footages are approximate and will require confirmation by respondent.

[Detailed building information and governing documents.](#)

Marina Redevelopment Area

Fort Monroe, VA

Phoebus Channel

Contributing Historic Structure

Contributing

Non-Contributing

0 150 300 600 Feet



INGALLS REDEVELOPMENT AREA

The 17± acre redevelopment area lies entirely in the Historic Village Management Zone. All the buildings in the area, except for the garage/storage buildings, are listed as contributing to the NHL. Several large commercial buildings in the area have been identified in the Master Plan as most suited for adaptive reuse to residential. This includes the 67,900± square foot Building 82, which was constructed as the former health/dental clinic for the installation. The 39,400± square foot Building 87, the former provost marshal office and enlisted soldiers dormitory, has also been identified as a potential candidate for residential reuse. Respondents may consider alternative uses.

This area also includes several smaller office buildings that may be appropriate to continue as office properties or adapted to residential or other uses. These include the 25,900± square foot Building 100, which has one of the few elevators in the Historic Village; the 14,800± square foot Building 27, which currently houses the residential and commercial maintenance shops and the commercial property management office; the 8,300± square foot Building 77 currently occupied by two office users; the 3,700± square foot Building 24 partially leased to a retail tour and coffee shop operator; and the 2,200± square foot Building 27-A, which is currently used for the FMA's residential leasing and management office.

To create a contiguous critical mass for redevelopment, the area also includes several residential units currently leased by the FMA to private residents on one-year leases. The residential inventory includes one 10-unit apartment building (B80), eight 4-unit apartment buildings (B34, B35, B43, B44, B45, B51 and B52), and a residential duplex (B167). The residential uses are supported by several multi-bay garage buildings.

A listing of building information is provided in the table to the right.

BLDG #	HISTORIC / CURRENT USE	LAST USE CATEGORY	YEAR CONSTRUCTED	CONTRIBUTING STRUCTURE	SQUARE FOOTAGE
INGALLS REDEVELOPMENT AREA					
13	Garage (4 bays - Behind B51)	Residential - Garage	1988	No	1,160
24	Fire Station	Special Use Facility	1881	Yes	3,751
27	Old Arsenal	Office / Industrial	1934	Yes	14,878
27A	Old Arsenal	Office	1860	Yes	2,222
34	Multi-unit Residence	Residential	1930	Yes	10,837
35	Multi-unit Residence	Residential	1930	Yes	10,837
43	Multi-unit Residence	Residential	1930	Yes	10,837
44	Multi-unit Residence	Residential	1930	Yes	10,837
45	Multi-unit Residence	Residential	1943	Yes	10,837
51	Multi-unit Residence	Residential	1931	Yes	11,194
52	Multi-unit Residence	Residential	1931	Yes	11,194
54	Multi-unit Residence	Residential	1930	Yes	11,194
77	Post Headquarters	Office	1894	Yes	8,392
80	Multi-family Residence	Residential	1897	Yes	9,634
82	Hospital / Clinic	Health / Dental Clinic	1898	Yes	67,900
87	BOQ / Provost Marshall	Office / Residential	1932	Yes	39,402
89	Storage (Behind B87)	Industrial / Storage	1987	No	2,575
100	BOQ / Office	Office	1906	Yes	25,911
107	Garage (8 bays - Behind B54)	Residential - Garage	NA	No	2,250
108	Garage (6 bays - Behind B45)	Residential - Garage	NA	No	1,694
167	Nurse Dorm / Duplex	Residential	1921	Yes	3,883
170	Garage (6 bays - Behind B43)	Residential - Garage	NA	No	1,694
177	Garage (4 bays - Behind B34)	Residential - Garage	NA	No	1,137
202	Garage (12 bays - Behind B35)	Residential - Garage	1917	No	2,807
220	Garage (10 bays - Behind B100)	Residential - Garage	2004	No	3,364
INGALLS REDEVELOPMENT AREA BUILDING SF					280,421

Note: Square footages are approximate and will require confirmation by respondent.

[Detailed building information and governing documents.](#)



Ingalls Redevelopment Area

Fort Monroe, VA

Contributing Historic Structure

 Contributing

 Non-Contributing

0 150 300 600 Feet



Stilwell

Pratt Rd

Stilwell Rd

Eustis Ln

Pratt St

107

54

52

45

108

170

44

43

35

177

202

34

220

100

167

80

27-A

27

82

24

Reeder Circle

Murray St

Patch Rd

North Gate

Bernard Ln

Frank Ln

McNair Dr

Ingalls Rd

NORTH GATE REDEVELOPMENT AREA

The North Gate Redevelopment Area lies almost entirely in the North Gate Management Zone. A portion of land to the northeast of Building 106 lies in the Wherry Quarter Management Zone. This 33.7± acre redevelopment area contains the fewest contributing buildings and offers the potential for new construction.

The Master Plan identifies the area as containing a combination of residential, employment, and institutional focus. The portion of the area around Building 56, the 20,300± square foot contributing office building, and Building 243, the 12,700± square foot non-contributing educational building, was to be a dormitory expansion of the residential high school mentioned in the Inner Fort Redevelopment Area synopsis. Building 57, the contributing 48,100 square foot office/warehouse building that houses the FMA's public works contractor, is identified as employment focus. Buildings 59 and 135, both contributing buildings, were used by the Army for information management server rooms and supporting uses. Building 28, the former Army public works building, is the only other contributing building in the area. This 39,500± square foot office/warehouse building was identified as a potential residential adaptive reuse in the Master Plan.

The area also includes three modern office buildings (B74, B75, and B268) that are currently leased to commercial tenants on short-term leases. The remainder of the structures in the redevelopment area (B81, B106, T-99, T-100, T-101 and T-104) are non-contributing warehouse buildings that may be reused or removed to accommodate new construction.

A listing of building information is provided in the table to the right.




BLDG #	HISTORIC / CURRENT USE	LAST USE CATEGORY	YEAR CONSTRUCTED	CONTRIBUTING STRUCTURE	SQUARE FOOTAGE
NORTH GATE REDEVELOPMENT AREA					
28	Submarine Mine Depot / DPW	Office / Industrial	1939	Yes	39,521
56	Quartermaster Barracks / Offices	Office Conversion	1939	Yes	20,363
57	Motor pool / Conference Center	Industrial / Storage	1934	Yes	48,178
59	Ordinance Machine Shop / Data Processing	Data Center / Office	1934	Yes	20,161
74	ROTC	Office	2004	No	7,380
75	ROTC	Office	2004	No	7,619
81	Refuse / Storage	Industrial / Storage	1943	No	3,004
106	Storage	Industrial / Storage	2003	No	5,400
135	Ordinance Machine Shop / Data Center	Office	1908	Yes	17,010
243	Cadet Command	Office	2004	No	12,733
252	UPS System - Backup Generator (B59)	Infrastructure	1990	No	480
268	ROTC	Office	1943	No	7,287
T-100	Central Receiving / Print Plant	Industrial / Storage	1943	No	9,374
T-101	Self Help Store	Industrial / Storage	1941	No	9,364
T-104	SNAP/JWFC	Industrial / Storage	1943	No	10,076
T-99	Property Book Warehouse / JWFC	Industrial / Storage	1943	No	7,744
NORTH GATE REDEVELOPMENT AREA BUILDING SF					225,694

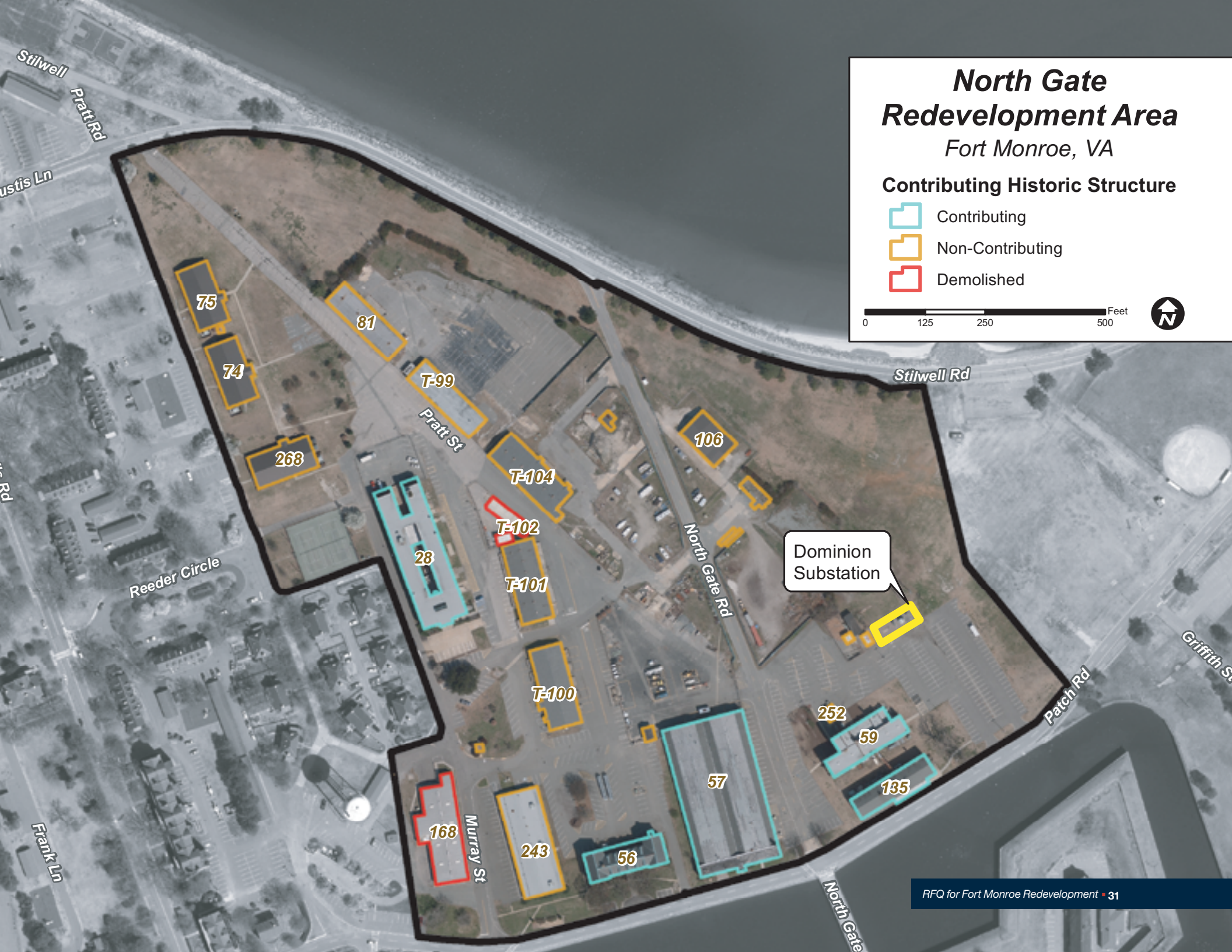
Note: Square footages are approximate and will require confirmation by respondent.

[Detailed building information and governing documents.](#)

North Gate Redevelopment Area Fort Monroe, VA

Contributing Historic Structure

-  Contributing
-  Non-Contributing
-  Demolished



INNER FORT REDEVELOPMENT AREA

The buildings and grounds in the Inner Fort Redevelopment Area all lie within the Inner Fort Management Zone. The 7.3± acre redevelopment area includes 18 buildings totaling 233,000± square feet. All the buildings, except building 8-A, are listed as contributing to the NHL. The Master Plan identifies the proposed use of the buildings in this area as Mixed Use – Institutional Focus.

At the time the Master Plan was created, the FMA had signed a Letter of Intent (LOI) for the buildings in this area to become a residential high school focusing on STEM education. The LOI has expired. The educational use is still appropriate, as well as hospitality and residential, due to the history of the original uses.

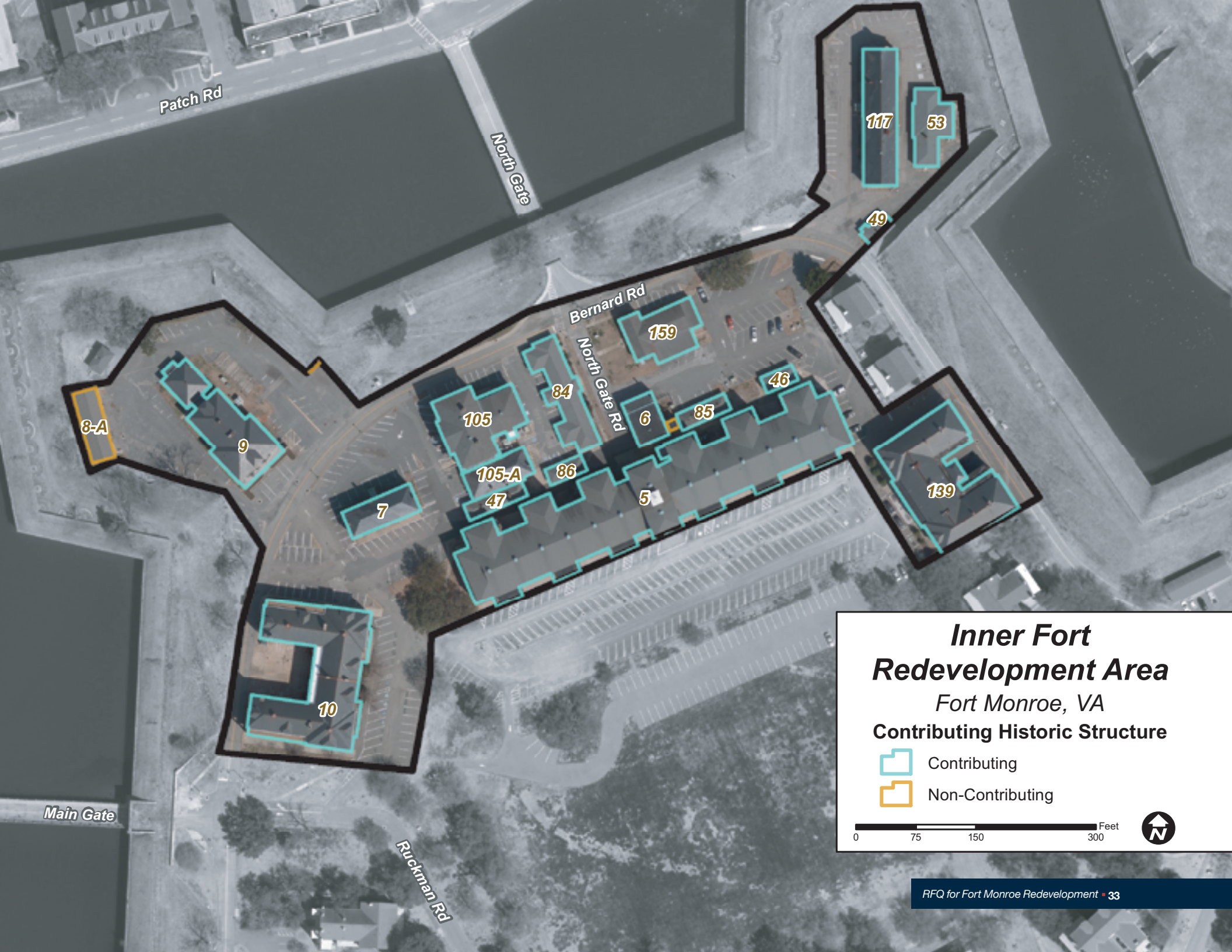
The area is anchored by three large former dormitory buildings (B5, B10, and B139) that were converted to administrative uses. Building 105 formerly housed the fitness center. Several small buildings are functionally related to the original uses as former latrines and bathhouses.

A listing of building information is provided in the table to the right.

BLDG #	HISTORIC / CURRENT USE	LAST USE CATEGORY	YEAR CONSTRUCTED	CONTRIBUTING STRUCTURE	SQUARE FOOTAGE
INNER FORT REDEVELOPMENT AREA					
5	Barracks / Office	Office	1879	Yes	95,658
6	Boiler Plant for B5 & B10	Infrastructure	1900	Yes	1,879
7	Enlisted Man's Library	Office	1880	Yes	4,856
8A	Office / Storage	Office / Industrial	2002	No	1,800
9	Guard House and Prison / Office / Band	Office	1900	Yes	12,965
10	Barracks / Office	Office	1902	Yes	39,803
46	Latrine / Storage	Industrial / Storage	1901	Yes	860
47	Latrine / Storage / Mechanic's Shop	Industrial / Storage	1901	Yes	1,186
49	Coast Artillery Radio Station	Industrial / Storage	1909	Yes	561
53	Baker / Data Processing	Office	1904	Yes	3,091
84	Enlisted Bath / Offices	Industrial / Storage	1898	Yes	3,927
85	Latrine / Bathhouse	Industrial / Storage	1898	Yes	897
86	Latrine / Storage	Industrial / Storage	1898	Yes	668
105	Post Exchange / Offices	Office	1905	Yes	8,685
105A	Restaurant / Offices	Office	1909	Yes	2,562
117	Workshop / Offices	Office	1906	Yes	10,962
139	Barracks / Office	Office	1909	Yes	37,970
159	Barracks / Office	Office	1911	Yes	4,994
INNER FORT REDEVELOPMENT AREA BUILDING SF					233,324

Note: Square footages are approximate and will require confirmation by respondent.

[Detailed building information and governing documents.](#)




Inner Fort Redevelopment Area

Fort Monroe, VA

Contributing Historic Structure

 Contributing

 Non-Contributing

0 75 150 300 Feet



CONVEYANCE

Preservation of the historic significance of the Fort Monroe property, including protecting the NHL designation, is mandated by the FMA Act. After evaluating many factors associated with various options of conveyance, the FMA has determined that short-term and long-term leases provide the best blend of flexibility and control. Once the subsequent RFP is complete and financial terms have been negotiated, the FMA will enter triple-net, short-term or long-term leases with the selected respondent.

During the development of the lease templates, the FMA, working through its real estate counsel in the Office of the Attorney General, will develop lease documents that address the critical aspects of the landlord/tenant relationship including:

1. The duration of the lease term necessary to achieve the financial goals of the respondent including federal and/or state historic tax credits,
2. Terms that are acceptable to corporate lenders without subordinating the Commonwealth's ownership in the property,
3. Transferability under certain provisions, and
4. Lease payments that take into consideration the respondent's investment in the property including offsite improvements.

The lease documents will also contain restrictive covenants required to be extended to the leaseholders by the terms of deed restrictions, archeological land use restrictions, environmental land use controls, fair housing, and other non-discrimination regulations.







Submission Requirements



SITE VISITS, SUBMITTALS, EVALUATION, AND NEXT STEPS

Site Visits

RFQ respondents are invited to participate in one of the two presentations by the FMA staff. Presentations will include an overview of the property, a review of the RFQ, and the opportunity to tour the buildings and grounds in the RFQ. Both presentation dates will cover the same information and are optional.

Presentations are scheduled for 10 AM EDT on the following dates.

- **First Tour, Thursday, July 26, 2018 | RSVP requested by Friday, July 20, 2018**
- **Second Tour, Wednesday, August 22, 2018 | RSVP requested by Friday, August 17, 2018**

Visit reimagine.fortmonroe.org to register for a tour.

Questions

Visit reimagine.fortmonroe.org to submit related questions.

Or contact:

Yvonne Cash, *Procurement Manager*
ycash@fortmonroe.org | 757-251-2744

RFQ questions must be received by Friday, September 28, 2018 at 5 PM EDT.

Responses will be posted on reimagine.fortmonroe.org no later than Thursday, October 4, 2018 at 5 PM EDT.

Submittals

See RFQ page 40 for detailed submittal instructions.

Deadline for RFQ submittals is Thursday, October 11, 2018 at 2 PM EDT.

During the qualification evaluation process, the FMA may request respondents provide additional information to assist the FMA with the qualification process.

Respondents deemed to have demonstrated relevant experience will be invited to respond to RFPs that will promptly follow the qualification evaluation process. The final selection of respondents will be a collaborative process that considers the interests of a wide variety of stakeholders, emphasizes historic preservation, and respects the fiscal interests of the Commonwealth the FMA.



EVALUATION CRITERIA

The FMA is looking for respondents with a vision to revitalize this historic mixed-use community through use and adaptive reuse of existing buildings and/or new construction. Although respondents are welcome to provide more information than requested below, each respondent will be evaluated on the minimum following criteria:

1. Statement of Interest

For the FMA to evaluate experience as it relates to the respondent's area of interest for the property, the submission shall provide a narrative of the respondent's proposed use of the property including, at a minimum, an outline of the area of interest, buildings of interest, and proposed use(s), along with any other information the respondent deems relevant.

2. Experience of the Respondent

Respondents may be individuals, organizations, or teams with appropriate experience in the use and adaptive reuse of historic buildings and demonstrated success in creating vibrant mixed-use communities. Respondents shall provide



a brief history of each of the team members, including a listing of key personnel that will be working on the Fort Monroe opportunity. If a respondent is proposing a team, the respondent shall describe any experience with team members on other projects. Prior experience with other team members is preferred but not required as part of the evaluation.

3. Experience of Key Personnel

Respondents shall provide a resume of key personnel that will be working on the Fort Monroe opportunity detailing experience with similar projects.

4. Success with Adaptive Re-Use Projects

Respondents shall provide no more than five representative project profiles that demonstrate respondent's ability to respect the existing sense of place while seamlessly integrating adaptive reuse of existing properties or new construction. A brief narrative and representative photos and/or plans should be provided in each profile.

5. Experience with Reuse of Historic Properties

If the respondent intends to include contributing historic buildings in the proposed undertaking, respondent shall provide no more than five representative projects that demonstrate the respondent's experience with renovation and rehabilitation of historic properties, including the mitigation of any potential adverse effects to historic fabric. A brief narrative and representative photos and/or plans should be provided in each profile.

6. Experience with Rehabilitation Tax Credits

If the respondent intends to pursue federal and/or state tax credits, respondent shall provide no more than five representative projects where the respondent successfully received federal or state historic tax credits. A brief narrative and representative photos and/or plans should be provided in each profile, unless the project profiles are included as part of a previous response.

QUALIFICATION PREPARATION

To be considered for selection, respondents must submit a completed response to the RFQ. Failure to provide the requested information may be grounds for rejection of the submission.

- A.** Qualifications shall be signed by an authorized representative of the respondent. All information requested shall be submitted. Failure to submit all information requested may result in the respondent receiving a lowered evaluation. Submittals that are substantially incomplete or lack key information may be rejected by the FMA. Mandatory requirements are those required by law or regulation or are such that they cannot be waived and are not subject to negotiation.
- B.** Qualifications shall be prepared simply and economically, providing a straightforward, concise description of capabilities to satisfy the requirements of the RFQ. Emphasis should be placed on completeness and clarity of content. Each copy of the submission should be bound or contained in a single volume where practical. All documentation submitted with the submission should be contained in that single volume. All pages of the submission should be numbered.

- C.** Ownership of all data, materials, and documentation originated and prepared for the FMA pursuant to the RFQ shall belong exclusively to the FMA and be subject to public inspection in accordance with the Virginia Freedom of Information Act (FOIA). Trade secrets or proprietary information submitted by a respondent shall not be subject to public disclosure under FOIA. However, the respondent must invoke the protections of Va. Code § 2.2-4342(f) , in writing, either before or at the time the data or other material is submitted. The written notice must specifically identify the data or materials to be protected and state the reasons why protection is necessary. The proprietary or trade secret material submitted must be identified by some distinct method, such as highlighting or underlining, and must indicate only the specific words, figures, or paragraphs that constitute trade secret or proprietary information. The classification of an entire qualifications document as proprietary or trade secrets is not acceptable and will result in rejection of the submission.



QUALIFICATION SUBMITTAL INSTRUCTIONS

Respondents are required to submit the following items as a complete submission.

A. One completed RFQ Submittal Sheet, Attachment A, signed by an authorized representative of the respondent and filled out as required. The completed RFQ submittal sheet shall not be included within the bound submission but shall be readily visible when the box, envelope, or package is opened. The RFQ submittal sheet is used for identification and tracking after submittal packages are opened. Failure to include the completed, signed submittal sheet as directed herein may be cause for rejection.

B. ONE UNBOUND ORIGINAL, SIX BOUND copies, and ONE electronic version on Compact Disc (CD) as a single PDF file of each response must be submitted to the FMA. No other distribution shall be made by the respondent. Flash drives or other memory media are **NOT** acceptable. **Submissions shall be limited to 50 sheets of 8-1/2" x 11" paper, including cover pages, dividers, references, required forms, etc. FMA-furnished forms shall not be altered in any way.**

C. Professional References, Attachment B.

Hand-Deliver or Mail RFQ Responses to

Fort Monroe Authority
Attn: Yvonne Cash
20 Ingalls Road
Fort Monroe, Virginia 23651





ATTACHMENT A PROPOSAL / QUALIFICATION SUBMITTAL SHEET

One (1) completed copy required with proposal or qualification submission.

RFQ - 156 - 2018

Request for Qualifications and Statement of Interest

Proposals will be received until: **Thursday, October 11, 2018** at 2:00 PM

Proposals should be sent to: **Fort Monroe Authority**
20 Ingalls Road, Fort Monroe, Virginia 23651
Attention: Procurement Manager

All inquiries for information should be made only **in writing** to FMA Procurement Manager at: ycash@fmauthority.com

Period of Contract: N/A

In compliance with this Request and all conditions imposed herein, the undersigned offers and agrees to furnish the services in the attached signed Proposal or as mutually agreed upon by subsequent negotiations.

Company Name: [Redacted]

Address: [Redacted]

City: [Redacted]

State: [Redacted]

Zip Code: [Redacted]

Email: [Redacted]

Phone: [Redacted]

SWaM: [Redacted]

Virginia Contractor License Number: [Redacted]

Signature: [Redacted]

Date: [Redacted]

Typed or Printed Name: [Redacted]

Typed or Printed Title: [Redacted]

Acknowledge Addendum Number(s): [Redacted]

FOR FMA USE ONLY

Number [Redacted]

Virginia State Corporation Commission ("SCC") registration information: The undersigned Offeror:

is a corporation or other business entity with the following SCC identification number:

-OR-

is not a corporation, limited liability company, limited partnership, registered limited liability partnership, or business trust

-OR-

is an out-of-state business entity that does not regularly and continuously maintain as part of its ordinary and customary business any employees, agents, offices, facilities, or inventories in Virginia (not counting any employees or agents in Virginia who merely solicit orders that require acceptance outside Virginia before they become contracts, and not counting any incidental presence of the Offeror in Virginia that is needed in order to assemble, maintain and repair goods in accordance with the contracts by which such goods were sold and shipped into Virginia from bidder's out-of-state location)

-OR-

is an out-of-state business entity that is including with this bid an opinion of legal counsel which accurately and completely discloses the undersigned Offeror's current contacts with Virginia and describes why those contacts do not constitute the transaction of business in Virginia within the meaning of §13.1-757 or other similar provisions in Titles 13.1 or 50 of the Code of Virginia.

NOTE

Check this box if you have not completed any of the foregoing options but currently have pending before the SCC an application for authority to transact business in the Commonwealth of Virginia and wish to be considered for a waiver to allow you to submit the SCC identification number after the due date for proposals (the Authority reserves the right to determine in its sole discretion whether to allow such a waiver).

Provide three (3) pertinent professional references.

Submitted by (Firm Name):
Submitted for (RFP Title):

Reference 1

Firm Name:
Address:

Name of Contact:
Title of Contact:
Contact's Email Address:
Phone:

Reference 2

Firm Name:
Address:

Name of Contact:
Title of Contact:
Contact's Email Address:
Phone:

Reference 3

Firm Name:
Address:

Name of Contact:
Title of Contact:
Contact's Email Address:
Phone:



Appendices



APPENDIX A - GOVERNING DOCUMENTS

Programmatic Agreement

As a result of the 2005 BRAC decision, the Army deactivated Fort Monroe in September 2011. To fulfill its responsibilities under Section 106 of the National Historic Preservation Act (NHPA), the Army entered into consultation with the Commonwealth, the SHPO, the FMA, the Advisory Council for Historic Preservation (ACHP), and a number of other stakeholders totaling 32 consulting parties. The purpose of the consultation was to review the closure to determine if harmful or adverse effects would result from it, and to establish rules and boundaries that will help mitigate, reduce, or avoid adverse effects on the installation's historic properties.

The result of this consultation is the PA, specifically, a "process" PA that establishes preservation guidelines for whomever ultimately becomes the property's steward. The subsequent management structure will allow the final owner of the property a framework of legally defensible "fence posts" that will guide both future development and historic preservation on Fort Monroe. In this way, the PA satisfies the Army's obligations under Section 106, and provides a lawful, binding agreement that all stakeholders have been given an opportunity to shape.

Several keys to the proper and successful management of the property were identified by the Army, the consulting parties, and the public. These include the preservation of the post, retention of the post's overall character and quality, and recognition that areas of the installation possess their own unique features, character, and qualities. Ultimately, the property was divided into six "Management Zones" – well-defined boundaries that share preservation goals and limitations, while simultaneously encouraging flexible, individualized treatment options.

State Memorandum of Understanding

In November of 2011, the FMA entered into a State Memorandum of Understanding with the Governor, the Virginia Secretary of Administration, and the SHPO. The purpose of this agreement was to ensure the support of the long-term management of Fort Monroe, consistent with the terms defined by the PA, and the obligations expressed therein, after the reversion of the property to Commonwealth control. The State MOU identified the governor, as the reversionary owner, as the body responsible for establishing the management policies and redevelopment of reversionary properties, and identified the FMA as the future property manager and reversionary property redeveloper on behalf of the Commonwealth.

By signing the State MOU, all Signatory Parties thereby agreed that no action shall be undertaken that will adversely affect historic properties until all prudent and feasible alternatives to avoid those adverse effects are explored, and that the management and redevelopment of the property will maintain the NHL status of Fort Monroe, and shall endeavor to properly consider, identify, maintain, and protect the archaeological, architectural, and cultural landscape, and view shed characteristics of the property. Furthermore, the signatory parties shall ensure, to the greatest extent possible, the reuse of historic buildings and structures that contribute to the NHL and shall consider both the direct and indirect effects of undertakings, not only on individual historic properties, but also on the significant view sheds, cultural landscapes, and on the NHL.

The State MOU supports the use of Management Zones established by the PA as a comprehensive and holistic approach to the management and treatment of historic

resources within the property, and clarifies that the use of such Zones does not recommend nor suggest any future possible subdivision of the property into smaller units. The State MOU further supports the public's access to the property's historic, natural, and recreational attractions, and commits the Signatory Parties to discover steady, diverse, and sustainable revenue streams to ensure the continued and future preservation of the property's historic resources.

Finally, the State MOU ensures that no action shall be taken that precludes the use of Fort Monroe as a National Park and, in the event of a transfer of any interest of the property, the Signatories shall legally bind the transferee or delegate to the terms of the State MOU through available legally enforceable mechanisms.

Historic Preservation Manual and Design Standards

The PA directs the FMA to develop the Design Standards to manage activities occurring at Fort Monroe. The Design Standards are based upon sound and accepted preservation practices and standards established and revised in NPS publications and guidance documents, such as the NPS Preservation Briefs and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The Design Standards address the rehabilitation, restoration, reconstruction, and preservation treatment options for existing historic buildings, structures, objects, and landscapes; they also address routine maintenance and active common repairs. The Design Standards furthermore establish the appropriate design, massing, height, scale, materials, location, architectural style, and other management elements for new construction on the property, as well as additions to existing buildings or structures within each Management Zone. The Design Standards establish best practices and methods to maintain and protect the significant historic view sheds

and cultural landscape features identified in the PA, and ensure that undertakings on the property consider their potential to affect archaeological sites during ground-disturbing activities.

The Design Standards ensure the following principles for the treatment of historic properties at Fort Monroe:

- A property shall be used for its historic purpose or one that requires minimal change
- Removal of historic fabric or spaces shall be avoided whenever possible
- Undertakings shall be true to a building's physical record and a false sense of history shall not be constructed
- Significant historical changes to each property shall be noted and respected
- Craftsmanship and character-defining features shall always be preserved
- Repair whenever possible rather than replace
- Historic materials shall always be cleaned using the gentlest possible method
- Archaeological resources shall be protected and preserved
- New construction shall be compatible in massing, size, and scale within the NHL
- New additions shall be easily reversible in a way which does not harm historic fabric

Detailed building information and governing documents.

The Secretary of the Interior's Standards for the Treatment of Historic Properties

The Secretary of the Interior's Standards for the Treatment of Historic Properties are the federal guidelines for the preservation, rehabilitation, restoration, and reconstruction of historic buildings. The purpose of these Standards is to provide guidance to historic building owners and managers, preservation consultants, architects, contractors, and project reviewers prior to beginning a project. It is always recommended that preservation professionals be consulted early in any project. The Standards address both exterior and interior work on historic buildings and focus on four different treatment standards: Preservation, Rehabilitation, Restoration, and Reconstruction.

Preservation is a treatment option that applies the measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including protection and stabilization of the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The Standards require retention of the greatest amount of historic fabric along with the building's historic form.

Rehabilitation is a treatment option that makes possible a compatible use for a property through repair, alterations, and additions, while preserving those portions or features which convey its historical, cultural, or architectural values. The Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

Restoration is a treatment option that accurately depicts the form, features, and character of a property as it appeared at a particular period, either by means of the removal of features from other periods in its history or the reconstruction of

missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Reconstruction is a treatment option that depicts, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for replicating its appearance at a specific period of time and in its historic location. The Standards establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.





APPENDIX B - 2008 REUSE PLAN / 2013 LAND USE MASTER PLAN / WATERFRONT PARK CONCEPTUAL PLAN

When the Fort Monroe Federal Area Development Authority (FMFADA) was recognized as the Local Redevelopment Authority by the Office of Economic Adjustment (OEA) in 2007, the designation came with the requirement to create a Reuse Plan to guide the long-term redevelopment efforts of the property. The future uses of the property were to be determined before the Army could complete the redevelopment environmental analysis required by the National Environmental Policy Act of 1969 (NEPA). The Reuse Plan was also to be considered by the Army in determining the property conveyance options.

In early 2008, the FMFADA engaged the urban planning firm of Dover, Kohl & Partners (Dover Kohl) to complete the reuse planning efforts. Dover Kohl had been previously engaged by the City of Hampton to provide early reuse planning after the BRAC decision to close Fort Monroe was released in 2005. Dover Kohl was supported by a team of consultants with expertise in economics, BRAC law, real estate, preservation, transportation, and tourism. The Reuse Plan was accepted by the FMFADA Board on August 20, 2008.

The 2008 Reuse Plan established five key elements to guide the preservation, reuse, and continued development at Fort Monroe. These planning essentials were intended to embody the shared vision for the future of Fort Monroe. The five planning essentials cited in the Reuse Plan are:

- Protect this historic place and keep it vital
- Open it up
- Establish a large-scale, open-space park
- Seek economic sustainability
- Allow new development, within strict limits

The Reuse Plan, despite being adopted before the PA, provided planning and design principles for the Management Zones defined in the PA, as well as renaming the Management Zones based on their geographic location. Due to the focus on reuse

planning, the Management Zone boundaries were adjusted in the Reuse Plan, creating a slight conflict between the PA and the Reuse Plan.

When the Fort Monroe Authority became the successor in interest to the FMFADA in 2010, the FMA Board of Trustees (the Board) challenged the FMA staff to create a Land Use Master Plan (Master Plan) to update and refine the planning concepts from the 2008 Reuse Plan. In December 2011, after a lengthy public procurement process, the FMA selected the international planning firm Sasaki Associates (Sasaki) to design and develop the Master Plan. Sasaki and the FMA staff, working in partnership with the City of Hampton and the NPS and supported by a team of consultants, held a series of 18 public and stakeholder meetings and community workshops from March 2012 through September 2013. The final Master Plan was presented to and adopted by the Board on October 24, 2013. As required by the FMA Act, the Master Plan was approved by Governor Robert McDonnell on December 11, 2013.

In response to one of the planning concepts in the Master Plan, which created a network of public places, and to address citizen concerns about overdevelopment at Fort Monroe, the FMA staff selected the design firm of WPL Site Design (WPL) to develop a plan for the public spaces reflected in the Master Plan. Funded by a grant from the Fort Monroe Foundation, WPL worked to develop some basic planning elements for the Waterfront Park. WPL identified 10 study areas to refine in more detail. On February 9, 2016, WPL and FMA staff held two public meetings to present the design concepts to the community. Almost 300 comments were received from the public during and after the meetings. Over the summer of 2016, the FMA and WPL worked to review the public comments and incorporate the consensus into the revised Waterfront Park Plan. The final Waterfront Park Conceptual Plan was presented to and adopted by the FMA Board on August 18, 2016.

The planning concepts in all three documents will continue to inform future planning at Fort Monroe. [Detailed building information and governing documents.](#)

APPENDIX C - SITE-WIDE PROPERTY INVENTORY

During its previous 188-year use as an Army installation, the military built and rebuilt a mixed-used community that defines live, work, and play. All the residential structures date from 1819 to 1933 and are listed as contributing to the NHL. Over recent years, some of the contributing residential structures have been removed due to damage or deterioration. The non-residential inventory includes both contributing and non-contributing structures built between 1819 and 2005.

Once all the property has been received from the Army and the additional donation has been made to the NPS, the property inventory managed by the FMA will comprise 245 buildings and structures totaling 1,965,100± square feet.

Residential Properties

- The current residential inventory consists of 15 single family homes, 52 duplex units, and 58 apartments totaling 177 units in 81 buildings encompassing 417,800± square feet. Occupancy for the last several years has exceeded 80% of leasable units.
- The residential occupancy is supported by an inventory of 143 garage bays in 32 buildings totaling 41,900± square feet.
- The Chamberlin is operated under a long-term lease arrangement with the Army. The Chamberlin currently maintains an inventory of 133 rental units within their 197,400±-square-foot building. Occupancy in the Chamberlin has exceeded 80% since the current management company took over the operation of the facility in 2015.

Retail Properties

- Ten buildings representing 95,800± square feet are occupied for a variety of retail purposes. These 10 buildings are 96% leased. Current employment is approximately 130 full- and part-time jobs.

- Four additional buildings representing 52,800± square feet are currently designated for retail uses, although all four buildings are suitable for other adaptive reuses.

Office / Flex Properties

- Twelve buildings representing 102,400± square feet in this category are currently occupied. These 12 buildings are 90% leased. Current employment totals approximately 450 full- and part-time jobs.
- Eighteen additional buildings representing 147,800± square feet have been identified as suitable for office/flex use. These buildings were identified based on factors such as adjacent parking and accessibility. These buildings may also be suitable for other adaptive reuses.
- Fifteen buildings representing 535,900± square feet have been identified as surplus office inventory most appropriately suitable for other adaptive reuses. These buildings were selected due to size, location, and functional relation to other buildings in the category. In general, these buildings are the TRADOC complex (five buildings), the Inner Fort group (five buildings), the Ingalls Road group (three buildings), and the North Gate group (two buildings). Additional functionally related industrial/storage buildings should be included in this inventory to support the adaptive reuse.

Special Use Facilities

- This category includes 16 buildings representing 152,900± square feet. These buildings were built for a very specific function that is not likely to be continued at Fort Monroe. This category includes the four coastal batteries, three vacant casemates, the fire department building, the bowling alley, the MARS tower, the Navy Range building, three religious facilities, and the last Wherry Apartment duplex.

- Tenants occupy approximately 44,200± square feet in five buildings, which represents 92% occupancy for those buildings.
- Some, or possibly many, of these buildings will remain under the FMA's responsibility due to the cost of or restrictions on the ability to adaptively reuse these buildings.

FMA Use

- Seven buildings are utilized by the FMA for office space, the Casemate Museum, the future Visitor and Education Center, and event rental facilities (the Bandstand, Post Theater, and Commanding General's Residence). These buildings total 81,400± square feet.

Other Inventory

- Industrial/Storage – Nineteen buildings have been identified as industrial or storage buildings. These buildings represent 124,000± square feet. The largest building in this category is the 48,100±-square-foot motor pool building that houses the public works contractor and their equipment. Tenants occupy all or portions of five of these buildings. Some of these buildings could be converted to other use categories.
- Infrastructure – Twenty-nine buildings and structures representing 11,400± square feet support the utility infrastructure including sanitary sewer pump/lift stations, backup generator buildings, the main telecommunication building, the electrical substation, and the natural gas service building. Some of these buildings may be transferred to the local/regional utility operators but some of the buildings, such as the main telecommunications building are likely to remain under the FMA's responsibility.

Detailed building information and governing documents.



APPENDIX D - LAND USE ENTITLEMENTS AND PERMITTING

As the managing agent for Commonwealth property at Fort Monroe, the FMA is solely responsible for all land use entitlements. In evaluating any proposed uses, the FMA will rely heavily on the 2008 Reuse Plan, the 2013 Land Use Master Plan, the Waterfront Park Conceptual Plan, and the Design Standards.

The Department of General Services Bureau of Capital Outlay Management (BCOM) provides plan review, building permits, and certificates of occupancy. All future construction activity will be designed in compliance with the most current Virginia Uniform Statewide Building Code.

The FMA is responsible to ensure that all undertakings on NHL contributing state properties at Fort Monroe comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The PA also requires that the FMA work to ensure the integrity of historic viewsheds remains unchanged. As a result, even undertakings on non-contributing structures are reviewed to determine potential impact to viewsheds.

Because of these requirements, the FMA has implemented a Project Screening Form process for the FMA or third parties to pursue any undertaking that has the potential to have an adverse effect on historic fabric or viewsheds. The PA establishes a protocol for consultation with the NPS, Army, and DHR. Larger undertakings require public notification to the PA stakeholders and the general public. Changes to contributing structures, historic landscapes, and historic viewsheds are subject to review and approval by the Fort Monroe Historic Preservation Officer (FMHPO) in consultation with the NPS, US Army, and DHR, who currently are the signatory parties of the PA and MOU. (See Governing Documents). Proposed projects, including building rehabilitation, maintenance, and new infill construction shall be subject to this review process and that will assess a project's effects to the historic properties, landscapes, and viewsheds of the NHL.

During the environmental remediation process, several Land Use Controls were implemented as remedies to soil and water contaminants of concern and the

potential for discarded military munitions and unexploded ordinance. The FMA has implemented a Ground Disturbance Permit process to review any potential ground disturbance. Depending on the location of the ground-disturbing activities in relation to registered archeological loci, consultation may be required with DHR.

As needed, the FMA will coordinate with other agencies having jurisdiction regarding permits for construction activity at Fort Monroe, including the Virginia Marine Resources Commissions and the U.S. Army Corps of Engineers.

For this RFQ, the FMA adopts the applicable portions of the Department of General Services, Division of Engineering & Buildings, Bureau of Capital Outlay Management Construction & Professional Services Manual – 2017.





APPENDIX E – SITE-WIDE INFRASTRUCTURE

In general, site-wide utility services (except for electric service) are provided by the FMA. The existing infrastructure was largely installed by the Army during its use of the property as a military installation. The FMA has completed several studies of the utility infrastructure and has determined that the vast majority of the existing infrastructure is at or past its functional life expectancy. The FMA has developed a Utility Master Plan to install new water and sewer mains across the property. The FMA will work with Virginia Natural Gas to install new gas service as part of the Utility Master Plan project. Once completed, the FMA intends to transfer the water, sanitary sewer, and natural gas infrastructure to the local and regional utility operators.

Until these upgrades are complete, the FMA has contracted with Veolia Water North America (Veolia) to operate and maintain the water, sanitary sewer, storm water, natural gas systems, and roadways.

Electric

Dominion Virginia Power (DVP) provides electrical service to the property. DVP owns the electric infrastructure, including an electric substation located north of Building 59 in the North Gate Redevelopment Area. DVP maintains the electric distribution networks and the transformers and the street lights in public areas. Current available capacity is approximately six MVA. During redevelopment, load letters will need to be submitted to determine available capacity for the project. Electric service is currently billed on a master-metered facility contract. During redevelopment, individual meters acceptable to DVP will need to be installed on each building to allow for electric service to be established directly with DVP and the amount of consumption deducted from the master meter reading.

Natural Gas

Virginia Natural Gas (VNG) provides natural gas service to the property over an eight-inch gas line that connects to the master meter. VNG owns a four-inch transmission line along McNair Road that provides regulated service to the Chamberlin and TRADOC heating plant. VNG is currently working to replace the four-inch line with a new six-inch service line. VNG has indicated a willingness to install new gas service mains as new demand is created through redevelopment. Until VNG installs the new service mains, the natural gas system is maintained by Veolia through a subcontract with a local natural gas contractor. During redevelopment, new service lines and individual meters will need to be installed on each building. Until VNG installs new service, the metered consumption of the natural gas will be billed by the FMA.

Water

The FMA, through its contract with Veolia, operates the water distribution system. Bulk water is delivered to the property through two main lines, a 10" line and a 14" line. Water is purchased at retail rates from Newport News Waterworks (NNWW) through measured consumption on master meters on the two water lines. NNWW is currently developing a project to replace the 10" line with a new 12" line. The FMA is currently working to select an engineering firm to develop preliminary engineering reports and construction documents to replace the 14" line with a new 16" line. Individual water meters and service lines in accordance with NNWW standards will be required for any redevelopment. Until the water system is upgraded and transferred to NNWW, the FMA will bill for metered consumption. Portions of the water system may be transferred to NNWW as phases of the Utility Master Plan are completed.



Sanitary Sewer

The FMA, through its contract with Veolia, operates the sanitary sewer system. Veolia maintains 14 pump and lift stations on the property that direct effluent through a network of gravity lines and force mains to the main discharge station (PS180). Hampton Roads Sanitation District (HRSD) bills the FMA for bulk effluent discharged past the master meter installed at PS180. The main station has a capacity of three MGD. The Utility Master Plan reflects the installation of three smaller (~1 MGD) pump stations to create regional sewer sheds as a replacement for the single large pump station. Once water meters are installed, the FMA will bill for sewer service as a percentage of water consumption. Portions of the sanitary sewer system may be transferred to the City of Hampton public works department as the phases of the Utility Master Plan are completed.

Stormwater

The FMA, through its contract with Veolia, operates the storm water collection system. The FMA is a regulated Municipal Separate Storm Sewer System (MS4) and is responsible for meeting all requirements of the Commonwealth of Virginia's storm water management regulations. All storm water outfalls drain directly into adjacent bodies of water, including the Chesapeake Bay.

Roadways

The FMA, through its contract with Veolia, maintains all roadways and sidewalks in accordance with Virginia Department of Transportation (VDOT) standards. The property is currently not sub-divided, however, typical right of way is established and any future redevelopment proposals will be required to submit roadway and traffic analysis in accordance with VDOT standards.

Cable Television Service

Cox Communications provides cable television service to the property over its hybrid fiber/coaxial (HFC) network. The residential properties and a small number of non-residential buildings have existing cable service. Most non-residential buildings are not connected to the Cox HFC network. Service may be installed by Cox if the ground disturbance permit is approved for the installation of new service lines. Verizon does not have cable service infrastructure at Fort Monroe.

Business Internet/Data Service

Both Cox and Verizon have fiber service connections to the main telecom building. The Army installed a robust network of single- and multi-mode fiber optic cable, now owned by the Commonwealth and managed by the FMA through a contract with a local internet/telecom service company. Internet services installed at the main telecom building can be extended over the fiber network to most of the non-residential buildings on Fort Monroe. Cox can also deliver business internet service over its HFC network, provided coaxial service lines are existing or can be installed to the building. The FMA is currently working with Lumos Networks to connect their existing fiber optic infrastructure to the main telecom building.

Telephone Service

The Army operated a telephone exchange over an extensive copper-based network from the main telecom building. The telephone system is no longer operational. Residential customers can procure digital telephone service from Cox over the HFC network. Business customers can procure digital telephone service from Cox over the HFC network if service connections exist or using Voice Over IP service from either Cox or Verizon over the FMA fiber networks.



APPENDIX F - MUNICIPAL SERVICES, TAXES, LICENSES, AND FEES

During the reuse planning process, it was determined that municipal services needed to be provided for the visitors, residents, and businesses of Fort Monroe on generally the same terms as city governments provide to their residents and businesses. The costs for the Commonwealth and FMA to provide these services were prohibitive. The City of Hampton indicated its willingness to provide municipal services that are typically funded by real estate taxes if a revenue source was established to offset the cost. However, Commonwealth property is exempt from real estate and other taxes. To address the issue, the FMA agreed to pay a Payment in Lieu of Taxes (PILOT) to the City equal to the real estate tax as if the property were privately owned. In 2011, the FMA Act was amended (Va. Code §2.2-2342) to require the FMA to pay the PILOT fee to the City.

The City and the FMA entered into a Memorandum of Agreement (MOA) for Municipal Services on April 25, 2012. The MOA established that the City was to provide general municipal services to the visitors, residents, and businesses on the Fort Monroe property as are available to similarly situated persons within the boundaries of the City. These municipal services generally include police protection and criminal law enforcement; fire protection; emergency medical response services; emergency management and emergency communications services; animal regulation and control; solid waste management; parking management and traffic engineering services; community cultural/recreational opportunities, and other leisure services to be offered to the general public; public park operation and maintenance; youth and family services, including human services; and access to courts and voting.

While Commonwealth-owned property at Fort Monroe is exempt from real estate taxes, Va. Code §58.1-3203 allows the City to assess real estate taxes to any tenants under long-term leases if the land owner is exempt from taxation. As a result, the City may elect to issue real estate tax assessments against leasehold interests. If the

leasehold interests are not taxed directly by the City, the FMA will include the prorated portion of the PILOT fee in the allocation of site-wide expenses.

The City, as the municipal service provider for Fort Monroe, may assess other taxes and fees as may be assessed elsewhere in the City. These may include, but are not limited to, personal and business property tax, retail sales tax, taxes on food and beverages sold by food establishments, transient lodging tax and hotel fees, admissions tax, and short-term rental tax.



APPENDIX G - ALLOCATION OF SITE-WIDE EXPENSES

The FMA manages the procurement and delivery of site-wide services to maintain the common areas of the property and to provide for services at a higher level than may be available from the City. Currently, the two largest community management expenses are the site-wide grounds maintenance contract and the 24-hour security patrols.

The FMA, through a contractor, currently maintains all grounds except for the residential yards of single-family and duplex units. Through its residential lease rules and regulations, the FMA has established the minimum standards for grounds maintenance. These residents can opt to have their grounds maintenance performed by the site-wide contractor for an additional monthly fee. Residents may also self-perform or contract for their own grounds maintenance services. The FMA is evaluating the possibility of providing all grounds maintenance services to ensure the property is maintained to the standard befitting a NHL. The portion of the ground maintenance costs associated with residential and commercial properties will be included in the allocation of site-wide expenses.

Given the historic significance of the buildings and grounds, the FMA and NPS have elected to contract with a local private security firm to provide security officers to patrol the property around the clock. The goal of the security contract is to provide a visual deterrent to illegal or improper activities on the property while engaging the public by providing information about permitted activities and directions to property amenities and delivering other assistance as needed. As the property is redeveloped and the number of unoccupied buildings is reduced, the FMA and NPS may revise the schedule for security patrols. The portion of the security patrolling costs associated with residential and commercial properties will be included in the allocation of site-wide expenses.

The MOA with the City of Hampton for Municipal Services allows for the FMA to provide services at a higher level than provided by the City. One example of this is the plowing of streets and sidewalks during winter weather events. During snow events, the City is focused on maintaining primary road access for emergency vehicles. Since many of the streets on Fort Monroe would be considered secondary or tertiary streets by the City, the FMA, through its contract with Veolia, currently plows the roads and parking lots during and after snow events. Once the Utility Master Plan is complete and the Veolia contract expires, the FMA anticipates contracting for snow removal services. The cost of these types of services will be included in the allocation of site-wide expenses.

If the City of Hampton elects not to assess the real estate tax to the leaseholders directly as allowed under Section 58.1-3203 of the Code of Virginia (1950), as amended, the FMA may allocate the PILOT fee to buildings based on assessment information provided by the City of Hampton Assessor's Office as part of the allocation of site-wide expenses.

The FMA will develop an annual budget for all site-wide costs, as well as the methodology for determining each leaseholder's allocation of site-wide expenses. Leaseholders will be expected to pay the estimated allocation in monthly installments with an annual reconciliation performed by the FMA at the end of the fiscal year.



APPENDIX H – HAMPTON ROADS PROFILE

Demographics:

Fort Monroe is located within the City of Hampton and is part of the very vibrant Hampton Roads region. Fort Monroe is also situated just off Interstate 64, one of the major interstate highway connectors to major markets along the east coast – many within a 10-hour drive. Hampton Roads is also home to two international airports: Norfolk International Airport (ORF) and Newport News – Williamsburg International Airport (PHF). Four major airlines provide non-stop air service to 18 international gateway airports and serve over 3.5 million passengers annually. Both airports are well within a 30-minute commute of many business and residential locations in Hampton Roads.

There are many reasons to choose Hampton Roads: our skilled and educated workforce, attractive labor laws, or our enviably low cost of doing business. These features, along with our below-national average corporate income tax rate, workers’ compensation rates, and union membership provide a wealth of benefits for businesses.

POPULATION

2016 POPULATION	
Hampton Roads	1,734,000
Virginia	8,459,000
United States	323,773,000

Economic Modeling Specialists International (EMSI), 2017.1 Class of Worker

PERCENT OF POPULATION BY AGE GROUP

AGE RANGE*	PERCENT OF POPULATION
Under 18	22.10%
18-34	27.90%
35-54	25.50%
55+	24.50%
MEDIAN AGE**	
Hampton Roads	36
Virginia	38.3
United States	38
GENDER	
Male	49.17%
Female	50.84%

Esri Business Analyst Online 2016 Forecast, Detailed Age Profile

**U.S. Bureau of Labor Statistics, November 2016*

***Hampton Roads Planning District Commission, 2016*

MEDIAN HOUSEHOLD INCOME

YEAR	AMOUNT
2016	\$58,564
2021 Forecast	\$59,749

Esri Business Analyst Online, 2016 Forecast

EDUCATIONAL ATTAINMENT OF POPULATION AGES 25-64

HAMPTON ROADS	PERCENT
At Least a High School Diploma	90.87%
At Least Some College	65.81%
Associate's Degree Only	9.24%
Bachelor's Degree or Higher	30.89%
UNITED STATES	
At Least a High School Diploma	87.18%
At Least Some College	59.56%
Associate's Degree Only	8.30%
Bachelor's Degree or Higher	30.45%

Esri Business Analyst Online 2016 Market Profile

LABOR FORCE

LABOR FORCE*	AMOUNT
Civilian Labor Force	830,400
Employment	791,700
Unemployment	38,700
Unemployment Rate	4.7%
LABOR FORCE PARTICIPATION RATE**	
Hampton Roads	66.80%

*U.S. Bureau of Labor Statistics, November 2016

**Hampton Roads Planning District Commission, 2016

LARGEST EMPLOYMENT BY INDUSTRY SECTOR

INDUSTRY	NUMBER OF EMPLOYEES	PERCENT OF WORKFORCE
Government	157,900	20.78%
Trade, Transportation, & Utilities	132,800	17.48%
Educational & Health Services	112,000	14.74%
Professional & Business Services	103,900	13.68%
Leisure & Hospitality	83,500	10.99%
Manufacturing	50,900	6.7%

U.S. Bureau of Labor Statistics, January 2017

LARGEST EMPLOYERS IN HAMPTON ROADS

Employer
Huntington Ingalls Industries/ Newport News Shipbuilding
Sentara Healthcare
Norfolk Naval Shipyard
Riverside Health System
Naval Medical Center Portsmouth
NASA Langley Research Center
Old Dominion University

APPENDIX I - EXISTING BUSINESSES AT FORT MONROE

Fort Monroe is pleased to report the success of occupying existing buildings at Fort Monroe with growing businesses. To date, almost 300,000 square feet of buildings are occupied on Fort Monroe with an estimated 450 full- and part-time workers.

CATEGORIES OF BUSINESSES:

Professional Service

- **Alternatives**
Alternatives, founded in 1973, is a creative civil leadership empowerment program for youth that is a nationally recognized youth development non-profit.
- **Just Floored**
Just Floored is a carpet and flooring company that specializes in supplying and installing residential and commercial carpet and flooring for customers.
- **Liberty Source**
Liberty Source focuses on national contracts for military spouses to work by training in business processes that are transferable.
- **Marine Systems Corporation**
MSCorp specializes in marine engineering, design, planning, and maintenance programs in support of U.S. Government activities and commercial clients.
- **Mom's Tot Spot**
Mom's Top Spot is a safe, nurturing child development center offering child care services for children between the ages of 6 weeks to 12 years of age.
- **Old Point National Bank**
Old Point National Bank has a small branch located on Fort Monroe with limited hours.

- **Q Design, P.L.C.**
Q Design is a Hampton Roads architecture, interiors, and planning firm that celebrates over 27 years of projects of all scopes, sizes, budgets, and locations.
- **Senex Law**
Senex Law is a next-generation law firm focused on the multi-family housing industry.
- **Veolia Water North America**
Veolia is a company that provides infrastructure maintenance for Fort Monroe.

State and Local Agencies

- **Virginia State Police**
Division 5 Headquarters of the State Police.
- **Hampton City Police**
Hampton City Police Academy and Observation Post located at Fort Monroe.
- **Hampton and Virginia Marine Police**
Hampton and Virginia Marine Police operate in the Old Point Comfort Marina.
- **Virginia Department of Fire Programs**
Virginia Department of Fire Program is a nationally-accredited fire service training entity.
- **Virginia Marine Resources Commission**
The Virginia Marine Resources Commission's Administration and Finance Division.



Religious

- **Chapel of the Centurion**

The Chapel of the Centurion was constructed in 1857 and remains open weekly for two denominational services and is part of the historic tours.

- **St. Mary Star of the Sea Catholic Church & St Mary Rectory**

St. Mary Star of the Sea is a catholic church and the ninth oldest parish in the Diocese of Richmond.

- **Virginia Southeast Church of Christ**

Virginia Southeast Church of Christ is a local worship center/body of Christians.

Housing

- **The Chamberlin**

The Chamberlin retirement community offers all the amenities of a luxury waterfront resort.

Tourism

- **Casemate Museum**

The Casemate Museum offers a free, self-guided tour through the largest stone fort that chronicles the military and civilian history of Fort Monroe.

- **(Future) Fort Monroe Visitor and Education Center (FMVEC)**

The FMVEC's future goal is to welcome visitors and provide opportunities to learn the history of Fort Monroe in one building.

- **Old Point Comfort Lighthouse**

The Old Point Comfort Lighthouse is located on the grounds of Fort Monroe in the Virginia portion of the Chesapeake Bay.

- **Patriot Tours**

Patriot Tours offers a guided Segway tour that highlights the fort's history.

- **The Colonies RV and Travel Park**

Located in the north end of the NPS property, the Colonies RV and Travel Park's amenities include thirteen RV spots named after the thirteen original colonies.

Restaurants and Food Service

- **Deadrise Seafood Restaurant**

The Deadrise is a popular seafood restaurant with delicious food and a beautiful view overlooking the Old Point Comfort Marina.

- **Firehouse Coffee**

Firehouse Coffee is a café located in the old firehouse at Fort Monroe.

- **Oozlefinch Craft Brewery**

Oozlefinch Craft Brewery combines classic styles, new ingredients, and techniques.

- **Paradise Ocean Club**

Paradise Ocean Club is a one-stop destination, seafood-centric bar and grill features a seasonal swimming pool, private beach, tiki bar, cabanas, and live music.

- **The Bistro Café at the Historic Chamberlin**

This small café is located on the second floor of the Historic Chamberlin and is open daily for lunch.

Public Events

The FMA Special Events Department provides oversight for nearly 200 public and private events each year. The coordination of logistics and communications with event organizers such as the NPS, City of Hampton, private citizens, and businesses helps ensure public safety, the protection of property, and the management of resources.

Continental Park is the setting for the annual Easter Sunrise Service produced by the Chapel of the Centurion. Approximately 500 people of many faiths attend this service.

The FMA has preserved the Army's decades-old tradition for Thursday night concerts with the Music by the Bay Summer Concert Series that runs from early June to late August.

The FMA and NPS host an annual event commemorating the Contraband Decision of 1861. Living history tours, music, and a special ceremony are offered to further educate the public on this historic event.

Since 2013, the NPS and FMA, together with the City of Hampton, have produced Fourth at the Fort on July 4th. This event includes a free concert, family-friendly activities, and a spectacular fireworks display launched from a platform in Mill Creek. Approximately 25,000 people visited Fort Monroe on July 4, 2017.

Project 1619 produces African Landing Day in Continental Park. This event commemorates the arrival of the first enslaved Africans to the English North American colonies at Point Comfort in 1619.

For 92 years, the Hampton Cup Regatta power boat races have been held in Mill Creek. The event is the longest-running power boat race in the country. The FMA and the City of Hampton support this two-day event.

The FMA Special Events Department produces the annual Ghost Walk: Where History Meets Mystery. This ticketed event is a guided tour of some historic buildings and the Fort Monroe grounds.

The FMA Special Events Department produces concerts, ticketed homes tours, and other holiday activities and decorating during the month of December. The trees lining the entrance to the Historic Village and the large holly tree in Cannon Park are illuminated for the season. The lighting is followed by refreshments and a visit from Santa.

Other Community Activities

Youth Sailing Virginia has started a program to teach sailing to any high school student in Hampton wanting to learn how to sail. The training and regattas take place in Mill Creek during the fall and spring high school terms.

The FMA provides rehearsal space for both the Hampton Roads Philharmonic Orchestra and Chesapeake Bay Wind Ensemble in the former TRADOC Band Building #9. Both groups rehearse weekly and provide support for other FMA activities including the holiday concert and the Music by the Bay Summer Concert Series.

Boy Scout Troop #31, affectionately known as the Moat Monsters, are sponsored by Chapel of the Centurion congregation. Celebrating 100 years in 2018, they are the oldest continuous Boy Scout Troop in America.

The Old Point Comfort Yacht Club is a private organization located at Fort Monroe. It is dedicated to promoting safe racing and cruising, maritime training, and social camaraderie for the benefit of its members and guests.



APPENDIX J - SITE-WIDE AMENITIES

The following is a summary of the amenity features currently existing or planned on Fort Monroe.

Recreational Activities

One of the largest draws to Fort Monroe is the paved seawall that extends from the Old Point Comfort marina to the northern beach area along Hampton Roads and Chesapeake Bay.

The beaches at Fort Monroe offer both guarded and unguarded access to the waters of the Chesapeake Bay. The City of Hampton Parks and Recreation Department provides lifeguards at Outlook Beach from Memorial Day to Labor Day and grooms the beaches throughout the beach season.

Saltwater fishing is allowed from two fully accessible piers on the Chesapeake Bay. The Engineer's Wharf and the newly renovated Finger Pier are open to holders of a Virginia Saltwater Recreational Fishing License.

The Old Point Comfort Marina has accommodations for over 300 boats up to 50 feet in length, transient dockage, slip rentals, a boat ramp, gas and diesel fuel, maintenance services, and shower and laundry facilities.

Working with the NPS and the Dominion Energy Charitable Foundation, the FMA installed a fully accessible car-top watercraft launch in Mill Creek. Kayakers and canoers take advantage of the EZ-Dock launch that facilitates transfers into the watercraft in the launch. Mill Creek is also a popular place for wind-surfing.

Educational Activities

The FMA operates the Casemate Museum daily from Memorial Day to Labor Day and Tuesday through Sunday for the remainder of the year. The museum chronicles over

400 years of history at the site, beginning with the Kecoughtan Indians and the arrival of English settlers in 1607 through the deactivation of Fort Monroe as an active U.S. Army installation in 2011.

In partnership with the FOMR, the Casemate Museum provides educational outreach and speaker programs, daily walking tours, and guided museum tours. The museum has several SOL-aligned field trip and outreach opportunities for students and youth groups. The Casemate Museum also administers the NPS Junior Ranger program and Passport Station.

Event Facilities

Fort Monroe offers a variety of rental facilities for private special events such as weddings, receptions, corporate training, and business retreats. Venues include the Bandstand at Continental Park, the Commanding General's Residence and Garden, the Old Post Office and Customs House, and the Fort Monroe Theatre.

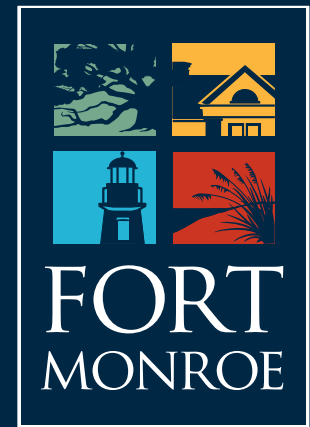
Community Support Facilities

The Hampton Parks, Recreation Department and Leisure Services operates the Fort Monroe Community Center in Building 221 for the citizens of Hampton. The building contains an indoor pool with step-in, walk-in, and accessibility lift access. The building also contains a large dividable basketball court, a multi-purpose activity room with prep kitchen, and a pottery kiln. A variety of group classes are offered to the public.

The Peninsula Metropolitan YMCA operates the Fort Monroe YMCA branch in Building 171. The building is open from early morning to evening on weekdays and on Saturday mornings. Cardio and weight machines are provided. Limited childcare and group exercise classes are available.

ACRONYMS/GLOSSARY

ACHP	Advisory Council for Historic Preservation	MS4	Municipal Separate Storm Sewer System
BCOM	Department of General Services Bureau of Capital Outlay Management	NEPA	National Environmental Policy Act of 1969
BRAC	Base Realignment and Closure Act	NHL	National Historic Landmark
DHR	Virginia Department of Historic Resources	NHPA	National Historic Preservation Act
DVP	Dominion Virginia Power	NNWW	Newport News Waterworks
FMA	Fort Monroe Authority	NPS	National Park Service
FMA Act	Fort Monroe Authority Act	OEA	Office of Economic Adjustment
FMHPO	Fort Monroe Historic Preservation Officer	ORF	Norfolk International Airport
FMFADA	Fort Monroe Federal Area Development Authority	PA	Fort Monroe Programmatic Agreement
FMVEC	Fort Monroe Visitor and Education Center	PHF	Newport News International Aairport
FOIA	Freedom of Information Act	PILOT	Payment in Lieu of Taxes
FOMR	Fort Monroe National Monument	RFP	Request for Proposal
Governor	The Governor of the Commonwealth of Virginia	RFQ	Request for Qualifications with a Statement of Interest
HRSD	Hampton Roads Sanitation District	SHPO	Virginia State Historic Preservation Officer
HFC	Hybrid Fiber/Coaxial Network	Standards	Secretary of the Interior's Standards for the Treatment of Historic Properties
LOI	Letter of Intent	TRADOC	U.S. Army Training and Doctrine Command
Master Plan	2013 Land Use Master Plan	VDOT	Virginia Department of Transportation
MOA	Memorandum of Agreement	VNG	Virginia Natural Gas
MOU	Memorandum of Understanding		



**Schedule a Tour
July 26 or August 22**

reimagine.fortmonroe.org
RFQ deadline October 11, 2018