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Sandy Hook Status

- **Sandy repair projects**
- **Five year plan Sandy Hook**
- **Historic treatments update**
- **Permit Process**



- **SANDY REHABILITATION**

Phase 1 – Restore basic operations

Restore critical infrastructure

Open basic operations for public use

Provide basic space for staff



- **Restore Critical Infrastructure**

Repair water main

Repair Lift Stations

Repair Sewer Plant for manual operation

Open Roads/Parking Lots



- **Provide basic operations for public**

Open beach center restrooms

**Open Lighthouse Keepers Quarters as
Visitor Center**

Open Ferry Landing

Open Horseshoe Cove

Open Fisherman's Beach

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Provide basic space for staff

Reoccupy Buildings 32, 58 and 130/437

Move remaining staff to 20, 26, 47

Reopen Life Guard Buildings at beach centers

Use housing in marginal shape for seasonal housing

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**Phase 1 Total for Facilities
and Utilities \$5,545,000**

**Phase 1 Total for Roads and
trails \$2,273,356**

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- **Phase 2 Sandy Recovery**

Rehabilitate Sewer Plant

Relocate Maintenance Facility

Rehabilitate Building 102 as seasonal dorm space

Rehabilitate Spermaceti Cove

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Repair Officers Row – History House and Porches

Repair Employee Housing

Holly Forest Boardwalk

Sea Wall repairs

Estimated Cost \$34,945,000

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Sandy Hook 5 year plan

There are currently 191 projects in the PMIS data base seeking funding for Sandy Hook totaling \$89,300,284.56

These range from education programs to replacing roofs

These include Sandy Funded projects which are separated from traditional funding sources

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Funding Sources

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Air Quality
Archeological Resource Protection (ARPA)
American Battlefield Protection Program
Challenge Cost Share (CCSP)
COLLECTION MANAGEMENT
Coll Mgmt - Backlog Cataloging
Coll Mgmt - Museum Collection Preservation & Protection (MCP)
Concessions Fee
CONSTRUCTION
Housing Program
Federal Lands Highways - 3R,4R (FLHP)
Federal Lands Highways - Transportation Management
Line Item Construction (LIC)
Cooperative Conservation Initiative (CCI)
Counter Terrorism
CULTURAL RESOURCES PRESERVATION (CRPP)
CRPP - Archeological Survey Initiative (SAIP)
CRPP - Cultural Landscapes Inventory (CLI)
CRPP - Ethnography Program
CRPP - Historic Resources Studies
CRPP - Historic Structures Stabilization
CYCLIC MAINTENANCE
Cyclic - Cultural
Cyclic - Regular
Dam Safety
Drug Enforcement
Emergency Law Enforcement
Emergency Search & Rescue
Emergency Storm Damage
Environmental Quality Division
Ethnography
Equipment Replacement-computers
Equipment Replacement-vehicles
Fire
General Management Plans - 3 year list (GMP)
GIS
Hazardous Materials (HAZMAT)
Land & Water Conservation Fund
Native American Graves Protection (NAGPRA)
NATURAL RESOURCES
NR - Servicewide
NR - Regional
Exotic Plant Management
Inventory and Monitoring
Operating Increases
Parks As Classrooms (PAC)
Permanent Change of Station
Recreational Fee
Repair/Rehabilitation
Training
Volunteers In Parks (VIP)
Youth Conservation Corp (YCC)
Youth Partnership Program

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Sandy Hook – Funded 5 year plan

Formulated Funding Source: Interpretation and Education			
201840A	Expand Park for Every Classroom cadre of master teachers	2015	\$28,500.00

Formulated Funding Source: Paul S. Sarbanes Transit in Parks Program (TRIP-formerly ATPPL)			
145284A	Sandy Hook Park and Sail Water Taxi Service	2016	\$200,000.00

Formulated Funding Source: FLTP Category III - Alternative Transportation Program			
145284B	Park Sail Water Taxi O&M subsidies (FY2010-2016)	2017	\$805,000.00
145286A	Sandy Hook Alternative Transportation Program Partnerships	2015	\$350,000.00
145286B	Sandy Hook Alternative Transpiration Program Partnerships	2016	\$1,095,000.00
145330D	Replace existing bicycle Racks and Benches at MUP areas	2017	\$20,000.00

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Formulated Funding Source: Recreation Fee Park Revenue			
192905C	Phase 3 Implement Gateway NRA park wide sign plan	2019	\$150,000.00
192905B	Implement Phase 2 of Gateway NRA park wide sign plan	2017	\$150,000.00
192905A	Implement new park-wide sign system Gateway NRA	2015	\$150,000.00
186003A	Rehabilitate and Open to Public Nike Missile Launch Platform and Magazine	2015	\$265,600.00
174532E	Clean Shore and Beach Cleaning Activities for Sandy Hook (2013-2017)	2017	\$45,900.00
174532D	Clean Shore and Beach Cleaning Activities for Sandy Hook (2013-2017)	2016	\$45,900.00
174532C	Clean Shore and Beach Cleaning Activities for Sandy Hook (2013-2017)	2015	\$45,900.00
135330D	FY 2015 Cost of Collection - Operations (SHU)	2015	\$589,925.00
203638D	Safe Beach Recreation FY19	2019	\$1,739,000.00
135376D	2015 Cost of Collection - Jamaica Bay	2015	\$49,532.00
135343D	FY2015 - Fund Sandy Hook and Jamaica Bay Unit lifeguard/EMT Supplies and Lifeguards for Jamaica Bay	2015	\$217,404.00
203637A	FY2016 Cost of Collection - Operations Sandy Hook Unit	2016	\$528,273.00
203637B	FY2017 Cost of Collection - Operations Sandy Hook Unit	2017	\$528,666.00
203637C	FY2018 Cost of Collection - Operations Sandy Hook Unit	2018	\$528,273.00
203637D	FY2019 Cost of Collection - Operations Sandy Hook Unit	2019	\$528,273.00
203638A	Visitor Service - Provide Safe Beach Recreation at Gateway NRA FY2016	2016	\$1,729,000.00
203638B	Provide Safe Beach Recreation at Gateway NRA FY2017	2017	\$1,734,869.00
203638C	Provide Safe Beach Recreation FY18	2018	\$1,753,000.00
SUB TOTAL FORMULATED AMOUNT			\$12,479,026.00

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Formulated Funding Source: **Cyclic Maintenance**

191501C	2016 NPNH YCC	2016	\$98,359.00
191501D	2017 NPNH YCC	2017	\$87,440.00
191501B	2015 NPNH YCC	2015	\$87,440.00

Formulated Funding Source: **Cultural Resources**

17378A	Conduct Archeological Survey of Sandy Hook Lighthouse Grounds	2016	\$75,530.00
59712A	Catalog Gateway Archeological Material - FY07	2015	\$83,000.00
59712B	Contract the NPS Museum Support Center in Boston - FY08	2015	\$85,400.00
122922A	Prepare Historic Structure Report on Nine Gun Battery, Sandy Hook	2016	\$78,300.00

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Historic Treatments Update

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Secretary's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.



Secretary's Standards for Rehabilitation

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**



Secretary's Standards for Rehabilitation

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.



Secretary's Standards for Rehabilitation

- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**



Secretary's Standards for Rehabilitation

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired



Character Defining Features

Lieutenant, Captain, & Commanding Officers Quarters

Interior:

Configuration of main floor rooms

Stair hall railings, banisters, and stair assemblies on first and second floors. Open main stairwell.

Fireplaces on first and second floors

Wood floors

Millwork and Cabinetry original to residence

Pressed tin ceiling



Character Defining Features

Exterior:

Brick and stone walls, stone sills and banding

Open front porches, including columns, pedestals, railings, and decorative trim

Wood windows, wood doors

Roof form, including dormers, rake returns

Decorative Sheet metal eave and rake trim



Character Defining Features Buildings 23, 24, 25

Interior:

Staircases, railings, banisters

Pressed tin ceilings

Cast iron columns

Wood recessed panel doors, some with
divided transom lights above

Wood trim around original doors, especially
trim including dentilated cap moldings

Chair rail wood wainscoting in stair hall

Original plan configuration especially open
barracks on second floor



Character Defining Features Buildings 23, 24, 25

Exterior:

Brick and stone walls, stone sills and banding

Wood windows

Main entry door

Secondary doors with 28 light fixed glass

Roof form including decorative sheet metal eaves and rake trim

Central entrance bay with three open arches forming a open loggia

Rusticated brick banding at main entry

Limestone steps cascading from central arched opening

Cast Iron balustrades in railings



Character Defining Features Mess Halls Buildings 55, 56, 57

Interior:

Pressed tin ceilings

Wood trim around doors and windows in all public rooms

Exterior

Brick and stone walls, stone sills and banding

Wood windows

Main entry doors with divided light transom

Secondary door with 28 light window

Decorative sheet metal eave and rake trim

Front and rear porch including columns, railings and trim

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Draft Programmatic Agreement with NJ SHPO

The 2005 draft will be updated and submitted for review by SHPO by October 2014

Each leaseholder will have a separate PA

Secretary's standards for rehabilitation will be the guiding document

Fort Hancock rehabilitation guidelines will be updated to reflect current conditions and buildings

Current Paint Plan is being updated by HPTC

Historic Sign Plan will be updated to reflect current conditions

Fort Hancock Cultural Landscape plan will be followed



Permitting process

The park will require that the following standards apply

- **Sandy Hook Unit adapted the New Jersey Uniform Construction Code (UCC) in 2005. This standard still applies and will provide consistent guidance.**
- **As all of Sandy Hook is designated a National Historic Landmark District, the park will follow the guidelines provided by the Secretary of Interior standards for rehabilitation of Historic Places**
- **The work will also be subject to Section 106 review of the National Historic Preservation Act as amended 36 CFR Part 800**
- **In instances where conflict exists among the NJUCC sub codes the New Jersey Rehabilitation Sub code (NJAC 5:23-6) will take precedent.**

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New Jersey Uniform Construction Code

Sub code	National Model Code	UCC Reference
Building	Building Officials and Code Admin	N.J.A.C 5:23-3:14
Plumbing	National Standard Plumbing Code	N.J.A.C. 5:23-3:15
Electrical	National Electric Code	N.J.A.C 5:23-3:16
Fire Protection	NJ Uniform Fire Code	N.J.A.C 5:70 et seq
		NJAC 5:23-3:17
Energy	CABO Model Energy Code (Residential) and ASHRAE 90.1(Commercial)	NJAC 5:23-3:18
Mechanical	International Mechanical Code	NJAC 5:23-3:20
Fuel Gas	International Fuel Gas Code	NJAC 5:23-3:22
One and two family Dwelling	Council of America Building Officials CABO	NJAC 5:23- 3:21
Rehabilitation	New Jersey Rehabilitation Sub code	NJAC 5:23-6
Barrier –Free	New Jersey Free Sub code	NJAC 5:23-7



Fort Hancock Staffing Plan Leasing

Historic Architect GS 12

Ensure rehabilitation of all structures meets Secretary's Standards

Construction Project Manager(s) 12/13

Supervise repair and maintenance- Including coordinating a systematic building permit process.

Engineer GS 12

Civil- Schedule of development performance and schedule of development based on current and future infrastructure at FOHA. Identify funding needed for future infrastructure costs.

Attorney GS 14

Lease and sublease negotiation/execution/administration. Lease compliance

Budget GS 11

Financial and property reporting. Collection of rent, Service District fees, utilities per NPS cost recovery policies.

Asset/Maintenance Managers GS 11

Develop capital maintenance plan. Identify cyclic maintenance needs and make repairs. Manage tenant requests for repair. Review maintenance plans for all leased property and determine compliance and or legal remedies. Provides maintenance capabilities commensurate with res

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Fort Hancock Staffing Plan Operational

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Law Enforcement	GS11	Supervisor
Law Enforcement (3) services/response	GS 9	Provide physical security, emergency
Fire Inspector (2)	GS 9	NFPA code compliance, Structural fire support
Laborers (3)	WG 3	Trash and recycling removal, lawn maintenance of common areas, snow removal on walks and roads
Electrician	WG 10	Support of NPS owned utility such as pumps and lift station facilities.
Pipefitter	WG 10	General plumbing on mains and other areas of responsibilities such as sewer and storm lines

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Questions ?