

REQUEST FOR EXPRESSIONS OF INTEREST

RFEI HAFE-001-2026

***For Possible Lease of facility and Associated lands
Cook Hall
252 McDowell Street, Harpers Ferry, WV 25425***

***Harpers Ferry National Historical Park
Harpers Ferry West Virginia***



Cook Hall Northwest View (Source: NPS file photo)

**Request for Expressions of Interest (RFEI)
For Possible Lease of Cook Hall
Harpers Ferry West Virginia**

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Section A - Introduction

The National Park Service (NPS) announces a Request for Expression of Interest (RFEI) seeking responses from individuals, educational institutions, governmental and quasi-governmental agencies or entities, and non-profit or for-profit organizations for use of the facility and associated lands located at 252 McDowell Street, Harpers Ferry, WV 25425 known as the Cook Hall.

This Request for Expressions of Interest (RFEI) is not intended as a formal offering for the award of legal authorization. Participants should not assume they will receive any preference in connection with any future solicitation should they choose to submit materials in response to this RFEI. The National Park Service (NPS) reserves the right, at its sole discretion to withdraw or discontinue the RFEI in whole or in part; use the ideas or materials submitted in response to this RFEI in any manner deemed to be in the best interests of the NPS, including, but not limited to, the undertaking of the prescribed work in a manner other than that which is set forth herein. The NPS likewise reserves the right, at any time, to change any components, concepts or approaches of the RFEI.

All costs associated with responding to the RFEI are the sole responsibility of the respondent and any such costs shall not be reimbursed by the NPS. Materials submitted to NPS in connection with this RFEI will not be returned. Any leasing action that may be taken as a result of this RFEI will be done under the legal authority of 36 CFR, Part 18.

NPS will negotiate the term and conditions of any future lease based in part on a return on investment for the proposed modifications or uses.

Section B - Facility Overview and Location Information

Facility Overview

The Cook Hall Building is a historic structure and has 9,970 square feet. It was constructed in 1939-1940 as a dormitory for Storer College.

The complex includes two parking lots, one at the South side proximate to the building, 6 spaces, and another, at the rear of Shipley School, with approximately 20 spaces. Cook Hall has 30 rooms, a kitchen, storage space, laundry room, two meeting rooms and office space.

Number of levels: 3

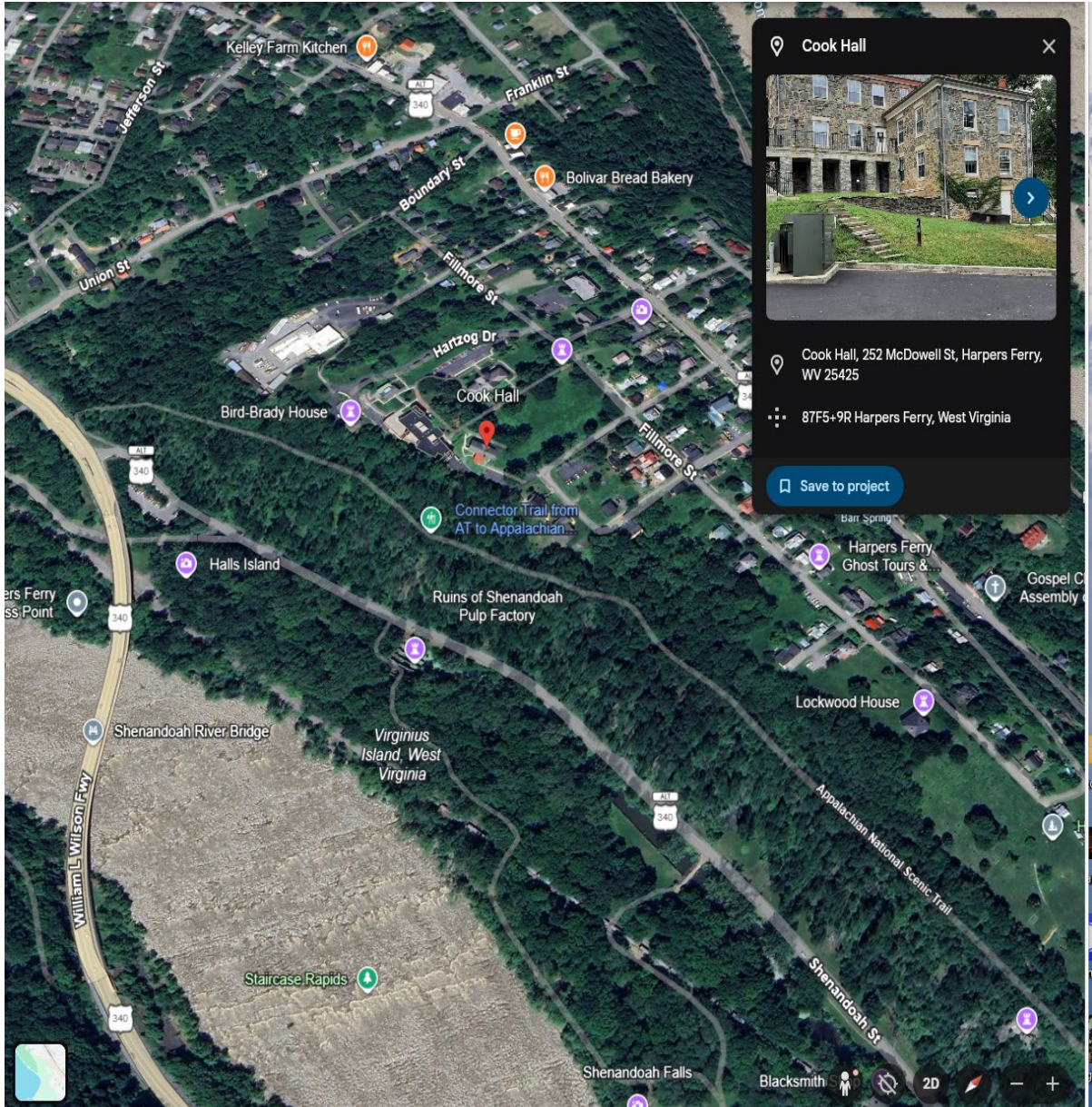
Boiler Room	676 sf
Basement	3089 sf
First Floor	3098 sf
Second Floor	3098 sf
Total sf	9970 sf

Individual rooms:

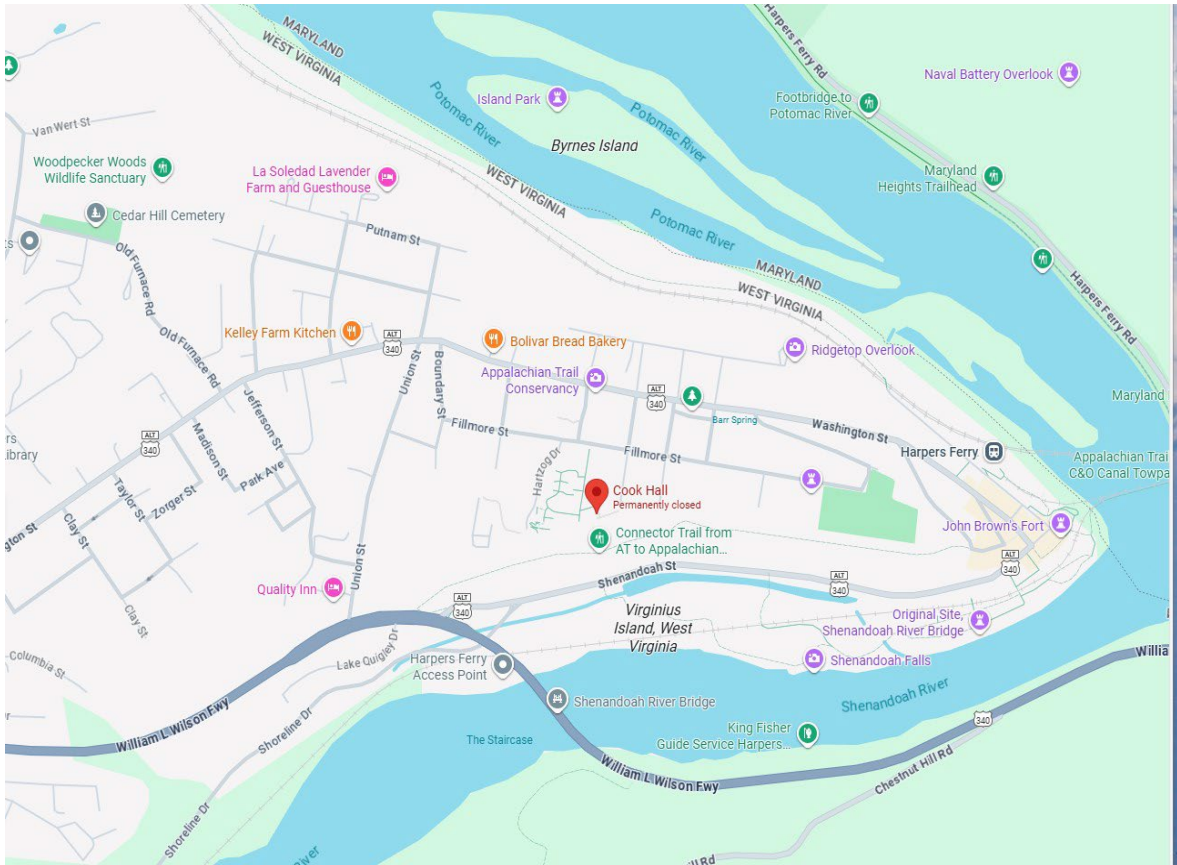
- 1 Sub-Basement Mech Room
- 1 Basement Annex Office Room
- 1 Basement Kitchen
- 1 Basement Storage/Laundry Room
- 1 Basement Bathroom
- 1 Basement Conference Room
- 4 Basement Office related rooms
- 1 First Floor Annex Studio
- 3 First Floor Bathrooms
- 1 First Floor Conference Room
- 5 First Floor Office related rooms
- 1 Second Floor Bathroom
- 8 Second Floor Office related rooms
- 1 Storage/Custodial Room
- Meeting rooms and open areas
- 1 Sub-Basement HVAC Mech Room
- 1 Basement Annex Office Room
- 1 Basement Conference Room
- 1 First Floor Annex open Studio Area room
- 1 First Floor Conference Room
- Kitchen Basement Floor

See Exhibit A, published with this RFEI, for the floor plans.

Location Information



Map Area Overview (Source: Google Earth)

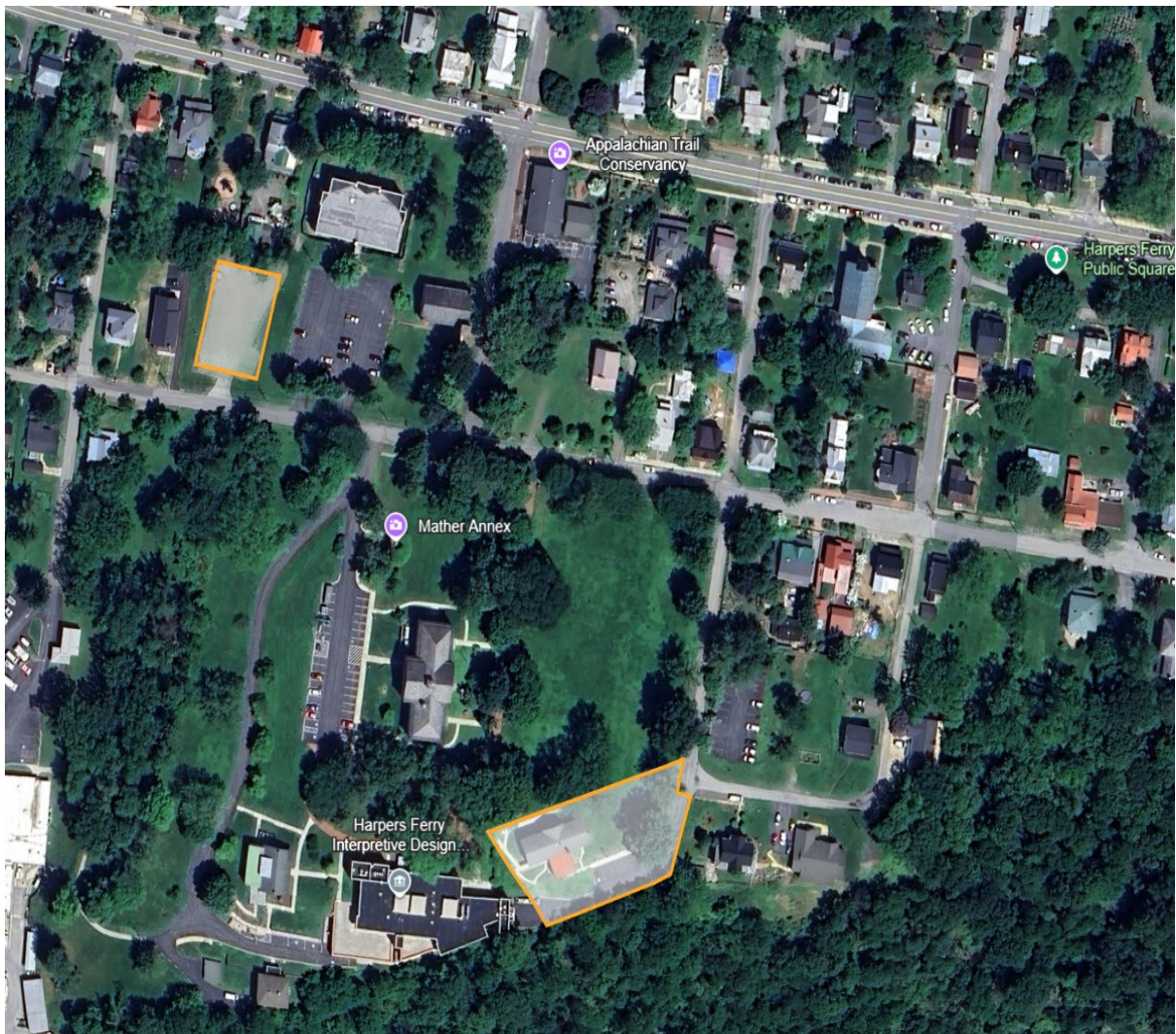


Location at the confluence of the Shenandoah and Potomac Rivers
(Source: Google Maps)



Cook Hall North Side (Source Google)

Cook Hall Land Assignments



The two yellow -outlined boxes show the Premises at the bottom and the remote parking lot, upper left, behind Shipley School.

Section C - Potential Uses and Services

- Hostel / Hotel
- Office Space
- Services, Activities, and Associated Retail
- Educational Activities
- Environmental Activities
- Training Center
- Uses not in conflict with the park's programs and purposes

Responses to this request may identify use of the building or contemplate the reuse of the building and grounds available under this RFEI. Concepts should appeal to a wide spectrum of visitors to the Park– as well as other uses that might be made available for seasonal or

year-round occupancy – are encouraged.

Uses of federal land must be authorized by law and comply with the law under which the use is authorized. Uses of federal land under NPS management must meet certain criteria. For Cook Hall this means that the use must:

- Not degrade or unduly impair the park's resources and values.
- Be compatible with the programs of the NPS.
- Be consistent with the purposes established by law for the park area in which it is located.
- Ensure the preservation of any historic property involved with the proposed use.

Any alterations or improvements to the historic building or grounds which impact the historic structure must be made in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties. Any proposed activity or modification is subject to compliance review in accordance with the National Environmental Policy Act (NEPA, 42 USC 4321 et. Seq.) and the National Historic Preservation Act (Section 106, 54 USC § 306108). Compliance review typically requires submission of formal plans and specifications for NPS review and approval and that NPS completes consultation with appropriate state and federal agencies as required by law, regulation and policy.

Respondents are encouraged to identify any projects that they are contemplating in connection with the future use of the area. Respondents should identify any concept specific upgrades (alterations) including furnishings, fixtures, and equipment.

NPS will determine the length/term of any future legal instrument for adaptive reuse based on a return on investment for the proposed modifications or uses. To evaluate the same, NPS requires applicants to provide the following information for any proposed concept:

- Alterations: Changes to the arrangements or other physical characteristics of the existing facility made so that it can be used more effectively for proposed use.
- Component renewal/replacement: Lessee-led project or expected replacement of assets or component system at the end of its useful life such as roof systems, utility components, and other major dynamic equipment. Renewal includes the deconstruction of the existing heating /air conditioning components and replacement with a new central system of equal capability and performance. The remedial actions to be taken are negotiable with NPS.
- Cyclic Maintenance: Planned partner work activities that recur on a periodic cycle of greater than one year and less than seven to sustain the useful life of an asset. Projects include but are not limited to painting, pump and motor replacement, cleaning, repair and replacement of lighting and replacement of carpeting.
- Routine Facility Maintenance: The day-to-day maintenance activities of the operation, as well as the planned work required to preserve government property and improvements in such a condition that they may be used for their designated purpose over an intended service life.
- Preventative Maintenance: Planned, scheduled periodic activities on selected equipment, typically including inspections, lubrication, cleaning, and other minor adjustments.

- Deferred Maintenance: Storm water management and drainage, heating system should be replaced for optimal performance, carpentry repairs for existing windows and doorways, realignment of roof gutters and downspouts.
- Painting, window and door repairs, exterior repointing, repair/replacement of bathroom and kitchen fixtures light fixtures, and floor coverings.

Section D - Facility Condition, Equipment, and Overview of Obligations

Major systems associated with this facility need upgrading and modernization by any future Lessee. Please consult the Park for details on the condition and recommendations that are needed for the facility.

Any future Lessee will be required to maintain all areas of the building and the site and grounds. Maintenance obligations would include cyclic, routine, and preventative maintenance, component renewal/replacement, and upkeep of any proposed renovations and alternations.

Section E - Site Visits

Site visits will be conducted during May and June 2026, NPS staff will accompany interested parties around the facility and associated lands. All parties wishing to participate in the site visit must RSVP by email to NPSNCRLeasing@nps.gov at least two business days prior to the site visit.

Section F - Submission Guidelines

- Any proposed use of this facility and associated land must, at a minimum:
 - Not degrade or unduly impair the park's resources and values.
 - Be compatible with the programs of the NPS.
 - Be consistent with the purposes established by law for the park area in which it is located.
 - Provide for payment of fair market value rent to the NPS.
- Please provide the following in your expression of interest:
 - A cover letter expressing your interest including your name, company/organization, and contact information (phone, address, email address).
 - A detailed description of what use(s) you are proposing, to include a description of planned improvements, if any.
 - Proposed land assignment map which best meets the needs of your concept - (such as nearby grounds, sidewalks, etc.).
- Financial, Business, and Management:
 - Provide a brief description (not to exceed 2 pages) of how your concept would be financially structured and managed.
 - Describe how your business strategy would provide for wide appeal and accommodate a variety of price points.

- Any additional information or considerations relevant to your concept.

Applicants should also consider the following:

Vision / Concept

- The overall project description/narrative describing the development concept proposed in connection with the areas identified above. Applicants may wish to address:
 - The type and variety of operation proposed, including a description of the overall visitor experience.
 - How redevelopment and activation would be phased, including any ability to begin early operations in mid-2027.
 - Whether the use proposed is intended as a seasonal or year-round use
 - Applicants' ability to conduct activities in an environmentally sustainable manner.

Use of Building and Open Areas

- Identify the building and open areas considered for use. Describe improvements considered for each.
- Identify the proposed use of the building and grounds. Consider including timelines for completion.
- Include information about experience rehabilitating historic structures and address specifically consideration of National Register and Landmark designations.

Financial, Business, and Management Considerations

Describe your business strategy and how it provides for wide appeal to Park visitors.

- Please address the nature of any partnerships proposed, including the roles and responsibilities of each entity in achieving the vision described.
- Indicate the capacity of the respondent(s) to carry out the proposal, including financial capability, development and hospitality track record, and experience with NPS or with other relevant entities or projects.

Specific Submission Guidelines

- Proposals should be submitted by 1 p.m. EST on August 30, 2026, by 4 PM ET.
- Responses should include a transmittal letter identifying the submitting entity (company or organization), legal structure, and contact information.
- Applicants must submit their proposal in electronic format.
- Any financial attachments provided must be in Excel or other compatible format.
- Submission of proposals by telephone, US Mail or fax will not be considered.

Respondents should not assume they will receive any preference for any future solicitation should they choose to submit materials in response to this RFEI.

Any page with proprietary or confidential information must be noted with a disclaimer, however, respondents should be aware that information submitted in response to this announcement may be subject to public disclosure pursuant to the Freedom of Information Act (5 U.S.C. § 552).

Submission Deadline: Please email your response to this Request for Expression of Interest by August 30, 2026, 4 PM Eastern Time to NPSNCRLLeasing@nps.gov. Documents should be in an easily readable format and font.

Disclaimers

This document is not intended as a formal offering for the award of any legal authorization.

Participants should not assume they will receive any preference for any future solicitation should they choose to submit materials in response to this opportunity. The NPS reserves the right, at its sole discretion to: withdraw the RFEI and/or not issue any related or other Request For Proposals (RFP); use the ideas or proposals submitted in any manner deemed to be in the best interests of the NPS, including, but not limited to, the undertaking of the prescribed work in a manner other than that which is set forth herein. The NPS likewise reserves the right, at any time, to change any components, concepts or approaches of the RFEI. All costs associated with responding to the RFEI are the sole responsibility of the respondent and any such costs shall not be reimbursed by the NPS.

Applicant should be aware that responses are broadly subject to public disclosure pursuant to the Freedom of Information Act (5 U.S.C. §552). Any page with proprietary or confidential information must be noted on each page containing such information with a disclaimer such as this: *“the information specifically identified on pages of this proposal constitutes trade secrets or confidential commercial or financial information that the applicant believes to be exempt from disclosure under the Freedom of Information Act. The Applicant requests that this information not be disclosed to the public, except as may be required by law”*

NPS assumes no liability for the accuracy of the information provided in this RFEI.