# AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT

| 1. CONTRACT ID CODE | PAGE | OF | PAGES |
|---|---|---|---|
| | 1 | | 14 |

| 2. AMENDMENT/MODIFICATION NUMBER | 3. EFFECTIVE DATE | 4. REQUISITION/PURCHASE REQUISITION NUMBER | 5. PROJECT NUMBER *(If applicable)* |
|---|---|---|---|
| 0003 | 06/25/2026 | | MACA 258051 |

6. ISSUED BY CODE PDS

NPS, DSC Contracting Services Div
1 Denver Federal Center, Building 50
P.O. Box 25287
Denver CO 80225-0287

7.ADMINISTERED BY *(If other than Item 6)* CODE

8. NAME AND ADDRESS OF CONTRACTOR *(Number, street, county, State and ZIP Code)*

CODE | FACILITY CODE

(X) 9A. AMENDMENT OF SOLICITATION NUMBER
140P2026R0048

☒ 9B. DATED *(SEE ITEM 11)*
05/27/2026

☐ 10A. MODIFICATION OF CONTRACT/ORDER NUMBER

10B. DATED *(SEE ITEM 13)*

## 11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS

☒ The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers ☐ is extended. ☒ is not extended.

Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods: (a) By completing items 8 and 15, and returning 1 copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or electronic communication which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by letter or electronic communication, provided each letter or electronic communication makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA *(If required)*

## 13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS. IT MODIFIES THE CONTRACT/ORDER NUMBER AS DESCRIBED IN ITEM 14.

| CHECK ONE | |
|---|---|
| ☐ | A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: *(Specify authority)* THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NUMBER IN ITEM 10A. |
| ☐ | B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES *(such as changes in paying office, appropriation data, etc.)* SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b). |
| ☐ | C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF: |
| ☐ | D. OTHER *(Specify type of modification and authority)* |

**E. IMPORTANT:** Contractor ☐ is not ☐ is required to sign this document and return _____ copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION (*Organized by UCF section headings, including solicitation/contract subject matter where feasible.)*

See continuation page

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

| 15A. NAME AND TITLE OF SIGNER *(Type or print)* | | 16A. NAME AND TITLE OF CONTRACTING OFFICER *(Type or print)* | |
|---|---|---|---|
| | | Tony Jasper | |
| 15B. CONTRACTOR/OFFEROR | 15C. DATE SIGNED | 16B. UNITED STATES OF AMERICA | 16C. DATE SIGNED |
| *(Signature of person authorized to sign)* | | *(Signature of Contracting Officer)* | |

NAME OF OFFEROR OR CONTRACTOR

| ITEM NO. (A) | SUPPLIES/SERVICES (B) | QUANTITY (C) | UNIT (D) | UNIT PRICE (E) | AMOUNT (F) |
|---|---|---|---|---|---|
| | The purpose of Amendment 0003 is to post the prebid site visit sign-in sheet and presentation slides. The proposal due date remains July 16, 2026 at 5:00pm MT. All other terms and conditions remain unchanged. | | | | |

# United States Department of the Interior

NATIONAL PARK SERVICE
DENVER SERVICE CENTER
1 Denver Federal Center
BLDG 50
Denver, Colorado 80225-0287

## Sign-in Sheet

**Date:** 6/11/2026
**Project:** MACA 258051 - Replace Seasonal Housing Units – Prebid Conference

Oral comments provided by any party including but not limited to Government personnel and contractors shall be confirmed in writing before any action is taken. If a contractor receives information orally that they believe changes the requirements of the contract they shall submit, in writing, information regarding the issue to the Contracting Officer a maximum of 4 days after obtaining such information. No changes to the contract are binding unless issued by the Contracting Officer as a formal written contract modification.

| Name | Company | email |
|---|---|---|
| Harold Hume | Amos 1 | HHume@amos1.net |
| Andrew Soliz | Mckenzie Const | andrew@mckenzieconst.com |
| Anthony Hardesty | Jeff Home Improvements | anthony@JeffRoof.com |
| Christopher Tracy | LEE Company | Chris.Tracy@LEECompany.com |
| Maddox Mason | LEE Company | maddox.mason@LEECompany.com |
| Alex Meadows | Lee Company | alex.meadows@leecompany.com |
| Ian Hocking | Hardaway Const. | Ihocking@hardaway.net |
| Hunter Perryman | American Contracting | Hunter@americanContractingKy.com |
| Michael W. Moore | NCS | Michael.Moore@NCSsuccess.com |
| John Furlong | Atherton Constructa | JFurlong@AthertonConstruction.com |
| Mike Van Meter | B+R Electrical | mikew@br-electrical.com |
| Christopher Smith | Scotty's Contracting + Stone | christopherS@scottyscontracting.com |
| Craig A Mayes | Legend Builders | Craigmayes13@gmail.com |
| Connor Mayes | Legend Builders | Connormayes22@gmail.com |
| Linda Tootle | Tootle Construction | linda@tootleconstruction.com |
| Michael Tipsword | Tootle Construction | michael@tootleconstruction.com |
| KAREN TIPSWORD | TOOTLE CONSTRUCTION | Karen@TOOTLECONSTRUCTION.com |
| Jeremy Bennett | PATRIOT ELECTRICAL | jbennett@patriotelectricalky.com. |

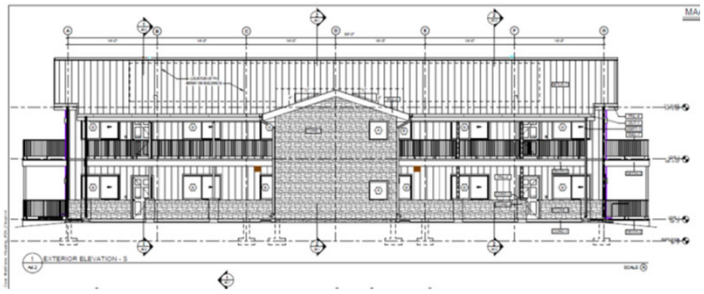
| | | |
|---|---|---|
| Davis Anderton | BR Systems | danderton@brsystems.com |
| Kevin Ashby | ATEK Elect + Mech | kevin.ashby@atekelectric.com |
| DAN Gehlbach | Environmental Assurance | Dgehlbach@eaciusa.com |
| Nicholas Kennedy | Phillips Brothers Construction | estimating@phillipsdirt.com |
| KEVIN CHEELY | NATIONAL CONTRACTING | kevincheely@ncssuccess.com |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

National Park Service

EXPERIENCE YOUR AMERICA

# Replace Seasonal Housing Units

**MACA 258051**
**Solicitation Number 140P2026R0048**



**Pre-proposal Conference/Site Visit**
**June 11, 2026**

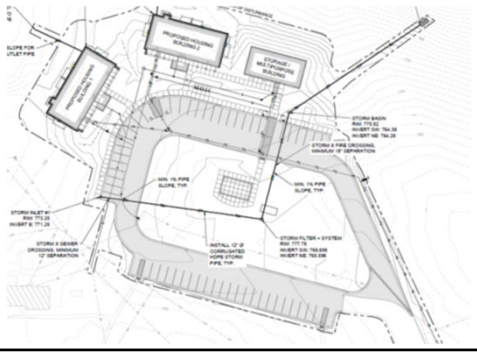
1

National Park Service

EXPERIENCE YOUR AMERICA

## INTRODUCTIONS

- Tony Jasper Contracting Officer - NPS Denver Service Center
- Maren Lane, Project Specialist– NPS DSC
- NPS MACA Staff
- Participants



2

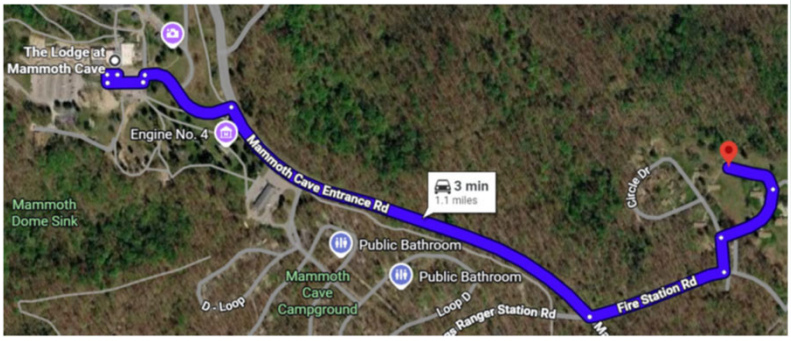
# National Park Service

EXPERIENCE YOUR AMERICA

## Agenda

9:30 to 10:00 – Meeting for a project overview, introductions

10:00-11:00 – Meeting at the project site




3

# National Park Service

EXPERIENCE YOUR AMERICA

## TODAY'S GOAL

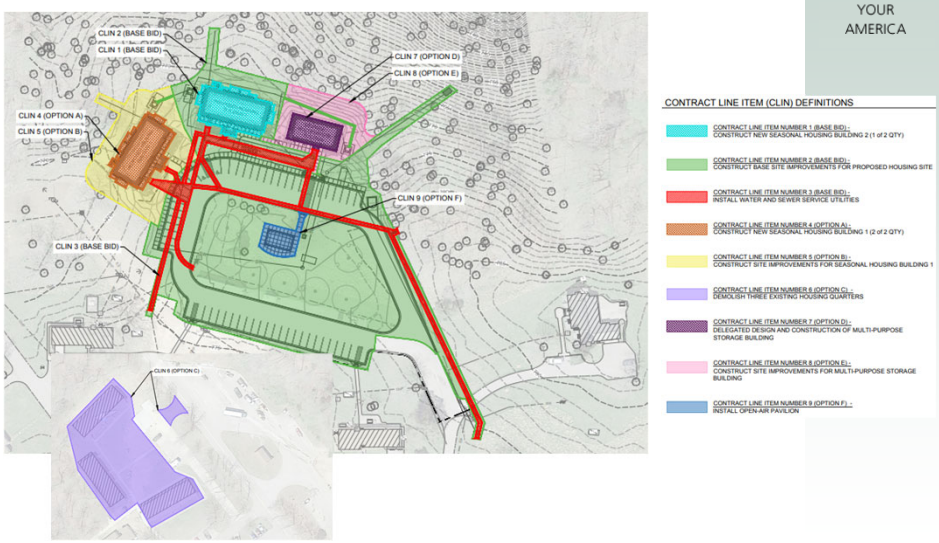
- Provide offerors an opportunity to gain a better understanding of the project and the proposal submission/evaluation process.
- Provide potential offerors an opportunity for a thorough site investigation.
- Questions are encouraged. Questions shall be asked in the open for the entire group to hear. Please no side-bar conversations. Questions that can not be answered today will be answered via a solicitation amendment.

4

# National Park Service

EXPERIENCE YOUR AMERICA

## PROJECT BACKGROUND



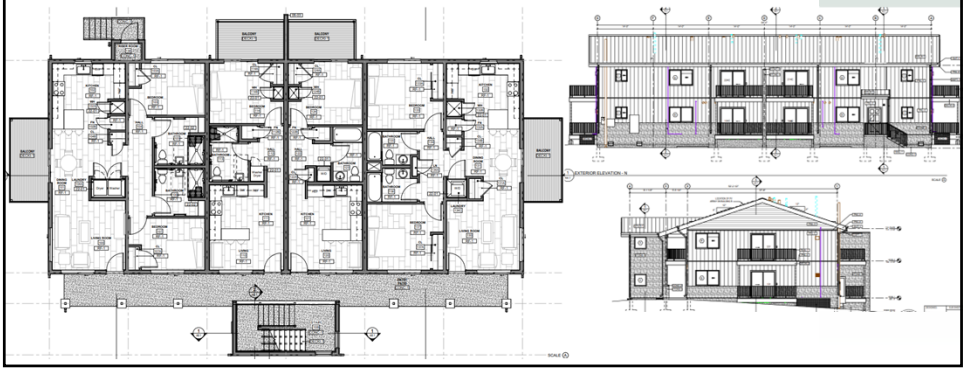

5

# National Park Service

EXPERIENCE YOUR AMERICA

## PROJECT SCOPE

- Phase 1: Construction of up to two (2) new prototype housing structures, one (1) storage building, and associated site amenities and landscape restoration.
- Phase 2: Demolition, remediation, and landscape restoration of existing housing structures.



6

# National Park Service

EXPERIENCE YOUR AMERICA

## PROJECT SCOPE

Hazardous Waste Materials

- Asbestos-Containing Material (ACM)
- Present in the existing Seasonal Quarters
  - Phone Building at Seasonal Quarters
  - Seasonal Apartment #97
  - Seasonal Apartment #98
  - Seasonal Apartment #99

Additional information is in spec section 02 11 00 Summary of Removal and Abatement Work and Survey Report.

Building 97

Building 98

Building 99

7

# National Park Service

EXPERIENCE YOUR AMERICA

## BATS and Tree Removal

- Presence of Federal and/or State listed bats has been observed or detected at multiple sites across the project area.
- In coordination with USFWS, and in an effort to minimize disturbance to bat habitat, this project includes timing restrictions on all work at specific locations where bat presence has been confirmed.
- Tree removal will be limited to prior to April 1 and after November 15

More information about bats can be found in spec section 31 13 00 Tree Removal and Protection.

Indiana Bat

Gray Bat

Northern Long-eared Bat

8

# National Park Service

EXPERIENCE YOUR AMERICA

## SOLICITATION KEY POINTS

- Released to SAM.gov on May 28th
- Procurement is being conducted as a Total Small Business Set-Aside under NAICS 236116
- Period of Performance 425 calendar days after NTP – which will be issued shortly after contract award
- One Firm-Fixed-Price contract will be awarded
- Source selection will be made using Best Value/Tradeoff method (see FAR 15.101-1)
- Offers are currently due July 2nd

9

# National Park Service

EXPERIENCE YOUR AMERICA

| CONTRACT LINE ITEM NUMBER (CLIN) | CONTRACT LINE ITEM (CLI) TITLE | QUANTITY | UNIT OF MEASURE | UNIT PRICE |
|---|---|---|---|---|
| 1 | CONSTRUCT NEW SEASONAL HOUSING BUILDING 2 | | LS | |
| 2 | CONSTRUCT BASE SITE IMPROVEMENTS FOR PROPOSED HOUSING SITE | | LS | |
| 3 | INSTALL WATER / SEWER SERVICE UTILITIES | | LS | |
| 4 | (OPTION A) CONSTRUCT NEW SEASONAL HOUSING BUILDING 1 | | LS | |
| 5 | (OPTION B) CONSTRUCT SITE IMPROVEMENTS FOR NEW SEASONAL HOUSING BUILDING 1 | | LS | |
| 6 | (OPTION C) DEMOLISH EXISTING HOUSING QUARTERS | | LS | |
| 7 | (OPTION D) DELEGATED DESIGN AND CONSTRUCTION OF MULTI-PURPOSE / STORAGE BUILDING | | LS | |
| 8 | (OPTION E) CONSTRUCT SITE IMPROVEMENTS FOR MULTI-PURPOSE / STORAGE BUILDING | | LS | |
| 9 | (OPTION F) CONSTRUCT OPEN AIR PAVILION | | LS | |

10

# National Park Service

EXPERIENCE YOUR AMERICA

## Key Solicitation Clauses

- Special Requirement 2 – Performance of Work by the Contractor
- Special Requirement 3 – Option for Additional Services (NPS has 90 days after award to exercise the options)
- Special Requirement 4 - Key Personnel
  - PM, Superintendent, QC Manager and Safety Manager – no substitutions for first 90 days)
- Liquidated Damages ($1,349/day)
- Davis Bacon Wage Requirements apply. Certified payrolls are due weekly.

11

# National Park Service

EXPERIENCE YOUR AMERICA

## PROPOSAL INSTRUCTIONS

- Please read Section L thoroughly
- Email submissions to CO/CS on or before 5pm MT, July 2nd, 2026
  - anthony_Jasper@ios.doi.gov, john_kotchian@ios.doi.gov and CS_DSC_Proposal_Submission@nps.gov
- Make sure you verify receipt from NPS
- Pay attention to detailed page limitation requirements (8 page max technical approach)
- Pay attention to attachment size limitations
- Offer Guarantee/Bid Bond is required – valid for 90 days
- Please submit your proposal as two separate pdf files – Volume 1: Technical; Volume 2: Price

12

National Park Service

EXPERIENCE YOUR AMERICA

## PROPOSAL EVALUATION
## Basis of Award

- The Contracting Officer (CO) will award a contract to the offeror who submits a proposal that conforms to solicitation requirements; offers fair and reasonable pricing; and provides the best value to the government considering all evaluation factors combined
- The Government may accept other than the lowest priced proposal when the perceived benefits of a higher priced proposal merit the price differential.
- All evaluation factors other than price (Factors 1-5), when combined are approximately equally important to price.

13

National Park Service

EXPERIENCE YOUR AMERICA

## PROPOSAL EVALUATION PROCESS
## Basis of Award (Continued)

- NPS evaluates the technical volume first without knowledge of the offeror's pricing. Once the evaluation team rates the technical volume, pricing is revealed. The team then determines which proposal offers the overall best value to the Government.
- NPS intends to award a contract **without entering into discussions**. In the event that NPS chooses to enter into discussions, a competitive range will be established and the process described under FAR 15.306 will be followed.

14

## National Park Service

EXPERIENCE YOUR AMERICA

### PROPOSAL CONTENTS (Technical Volume)

- Technical Volume must contain the following five sections pertaining to each evaluation factor. These are listed in descending order of importance

Factor 1 – Technical Approach
Factor 2 – Project Experience
Factor 3 – Schedule
Factor 4 – Key Personnel
Factor 5 – Past Performance

15

## National Park Service

EXPERIENCE YOUR AMERICA

### PROPOSAL CONTENTS (Technical Volume)

**Factor 1 – Technical Approach:** 8 page max narrative discussing your approach to THIS SPECIFIC PROJECT.

**Factor 2 – Project Experience** – up to 2 relevant projects in the last 10 years. Use Project Experience Questionnaire form attached to the solicitation

**Factor 3 – Schedule:** Gantt Chart format schedule with NTP of October 1st. NO NARRATIVE IS REQUIRED

**Factor 4 – Key Personnel:** Resumes for PM, Superintendent, QC Manager, and Safety Manager. 2 PAGE MAX FOR EACH

**Factor 5 – Past Performance:** PPQs for the 2 projects submitted under Factor 1.

16

National Park Service

EXPERIENCE YOUR AMERICA

## PROPOSAL CONTENTS

**Volume 2 – Business and Price Proposal**

- Signed SF1442
- Acknowledgement of Solicitation Amendments
- Completed Contract Price Schedule
- Bid Bond
- Section K: Reps & Certs
- General References
- Proposed Substitutions
- Subcontracting Percentage Worksheet ((to track required 15% self performance)

17

National Park Service

EXPERIENCE YOUR AMERICA

## USE OF AI TOOLS IN PROPOSAL WRITING

- NPS does not restrict offerors in any way in using AI tools or software to assist in the proposal writing and submission process
- **Substance is everything!**

18

## National Park Service

EXPERIENCE YOUR AMERICA

### REMINDERS

- Questions are due to the CO **14 days prior to bid deadline**. It is the Offeror's responsibility to take notes and submit questions in writing by the deadline.
- Submit questions only to Anthony_jasper@ios.doi.gov, and John_Kotchian@ios.doi.gov. Please do NOT reach out to the park directly or any other NPS staff other than myself or John.
- Email proposals on or before **July 2, 2026.**
- Solicitation and project documents are only changed with a formal amendment.

19

## National Park Service

EXPERIENCE YOUR AMERICA

### QUESTIONS?

*Thank you for your interest in this project!*

20