Bureau of Land Management (BLM)
Meadowood Sensory Trail Title I and II Architect/Engineering (A/E) Services
Request for Qualifications (RFQ)
Total Small Business Set-Aside

June 23, 2026

Description: The Bureau of Land Management (BLM) is seeking one qualified firm to provide A/E services for Title I, II A/E Services for Meadowood Sensory Trail Title I and II.

Point of Contacts (POCs): Quinndora Byrd, Contract Specialist, at quinndora_byrd@ios.doi.gov and Matt Gilger, Contracting Officer, at matthew_gilger@ios.doi.gov.

Questions: Questions are due to the POCs listed above no later than July 1st, 2026 by 2:00pm MT.

SF330 Qualification Due Date: July 23, 2026, by 2:00 PM MT. Responses shall be electronically submitted to the POC listed above.

Contract Information: This requirement is a total small business set aside for a single contract for Architectural and Engineering (A&E) Services in accordance with Revolutionary FAR Overhaul (RFO) FAR Subpart 36.202. The North American Industrial Classification System (NAICS) Code is 541330, Engineering Services, which has a current small business size standard of $25.5 million.

Offerors shall be actively registered in System for Award Management (SAM), http://www.sam.gov, at the time of submission and contract award. Failure to maintain an active, current, and accurate SAM registration at the time of submission may render the A-E Firm ineligible for further consideration.

Description of Work: Provide Title I and Title II A/E services for the design of a new Sensory Nature Trail within the Meadowood Special Recreation Management Area in Lorton, Virginia, along with topographic survey services for the Mustang Trailhead Parking Area and the Enchanted Pond Outflow Area.

For the Sensory Nature Trail, the selected A/E firm will develop the full design for an approximately one-mile, ABA-accessible loop trail featuring multiple sensory-focused activity stations, natural amenities, a trailhead entrance structure, parking area, access road, and two stream crossings requiring engineered solutions. The design will draw inspiration from comparable sensory trails (such as the Autism Nature Trail) and must incorporate input from a qualified sensory-integration specialist. Deliverables will advance through the 35%, 65%, 95%, and 100% design stages, including drawings, specifications, and Class C, B, and A cost estimates.

Supporting services include site investigation, geotechnical analyses, hydraulic evaluation for stream crossings, stakeholder coordination, and participation in a public engagement meeting.

In addition to the trail design, the A/E firm will provide survey-only services for:

- Mustang Trailhead: topographic survey of approximately 8.20 acres.
- Enchanted Pond Outflow: topographic survey of approximately 4.93 acres, including the pond edge, outflow culvert, and downstream channel.

The period of performance for this requirement is 180 calendar days from issuance of the notice to proceed.

The resulting design and survey will support future BLM construction contracts. The estimated construction cost for the Sensory Nature Trail is $2,600,000.

The Government will consider the firm determined most highly qualified under this announcement to be the most qualified to perform Title III (construction-phase) services. If required, Title III services may be procured through a separate contract action, consistent with applicable laws and regulations.

Instructions for Submitting Qualifications:

1. **SF 330 Submission:**
   Firms shall submit a completed SF 330, Architect-Engineer Qualifications (Parts I and II), including all applicable sections and attachments, electronically to the Points of Contact listed above.

2. **Submission Standards**
   - **File format:** PDF
   - **File Size:** Total submission shall not exceed 25 MB.
   - **Page Limit:** Total submission shall not exceed 50 pages, inclusive of all parts, attachments, resumes, and project descriptions.

Selection Process:

In accordance with RFO FAR 36.202-4 (short selection process), the Government will select a single firm based on demonstrated competence and qualifications for the required work.

The Government will evaluate qualifications based on the SF-330 submission and other available sources. Firms will be comparatively evaluated in accordance with the stated criteria and ranked in order of most highly qualified.

For Evaluation Factor 1–3 and 5, the Government will assess its level of confidence in each firm's ability to successfully perform the required services. Past Performance will be evaluated separately and assigned a confidence rating.

The Government does not intend to conduct interviews but reserves the right to do so if deemed necessary.

The Contracting Officer will initiate negotiations with the most highly qualified firm to establish a fair and reasonable price. If a mutually satisfactory agreement cannot be reached, negotiations may be terminated and initiated with the next most highly qualified firm.

Evaluation Factors: Evaluation and selection of the firm will be based on the following Factors, listed in descending order of importance:

1. **Specialized Experience and Technical Competence in Type of Work Required** *(SF 330, Part I, Section F)*
   The Government will evaluate the firm's specialized experience and technical competence in performing projects of similar scope, complexity, and magnitude to this requirement, including experience relevant to recreational and visitor-use facilities, accessible outdoor recreation design, site development, trail planning and design, survey services, and multidisciplinary project delivery.

Offerors shall submit no more than five (5) projects demonstrating relevant specialized experience. Projects should be completed and performed within the last five (5) years.

The Government will evaluate the relevance, complexity, quality, and successful completion of the submitted projects and the extent to which they demonstrate the firm's ability to successfully perform the required services.

2. **Professional Qualifications Necessary for Satisfactory Performance of Required Services** *(SF 330, Part I, Sections E & G)*
   The Government will evaluate the qualifications, experience, and availability of the proposed project team and key personnel and the extent to which they demonstrate the capability to successfully perform the required services.

3. **Capacity to Accomplish the Work in the Required Time** *(SF 330, Part I, Section H)*
   The Government will evaluate the firm's capacity to accomplish the work within the required schedule, considering current workload, availability of key personnel, adequacy of resources, and demonstrated ability to successfully complete similar projects on schedule.

4. **Past Performance:** The Government will evaluate past performance as an indicator of performance risk. Past performance will be evaluated using CPARS, prior Government knowledge, and other credible sources.

   Offerors shall identify no more than five (5) projects for which CPARS evaluations are available. To the maximum extent practicable, these projects should be the same as those submitted under Specialized Experience. Offerors shall not submit CPARS reports or Past Performance Questionnaires (PPQs); the Government will retrieve CPARS independently.

   If a CPARS record is not available, the Government may consider other credible sources of information, including direct contact with project points of contact.

   Only projects performed within the last five (5) years will be considered.

5. **Location in the General Geographical Area of Projects and Knowledge of Locality:** The Government will evaluate the firm's familiarity with the project area and local conditions and the extent to which such familiarity supports successful execution of the required services.