MOUNT RAINIER NATIONAL PARK

Mount Rainier National Park, Wa.

PROPANE SUPPLY AND TANK LEASE

STATEMENT OF WORK

NATIONAL PARK SERVICE

PACIFIC WEST REGION

May 2025

Statement of Work (SOW)

Propane Supply Services for Mount Rainier National Park

Contract Number: [Insert Contract Number]
Date: [Insert Date]
Location: Mount Rainier National Park, Ashford, Washington

Background

The National Park Service (NPS) requires propane supply at Mount Rainier National Park (MORA) which is headquartered in Ashford, Washington.

The park spans across several distinct districts. This includes locations in Lewis, Pierce, and Yakima counties in southwestern Washington.

The areas requiring propane supply include offices, visitor contact areas, maintenance shops, storage facilities, employee housing, and greenhouses which are distributed across the park's districts, with 92 separate buildings and facilities that require propane.

There are 66 propane tanks ranging in size from 120 gallons to 1,000 gallons, many of which are used for heating and/or cooking. Currently, 40 tanks there are a total of leased tanks.

See **Attachment A: Maps**.
See **Attachment B: Tank Inventory** for tank and capacity details.

There is an ongoing need for propane deliveries, particularly during the winter months. A target price and estimated quantity are attached in the price schedule; however, the amount is only an estimate, and the quantity may fluctuate during the ordering period. The total quantity to be delivered is estimated at 62,000 gallons per year.

Delivery Locations for MORA

Deliveries will be made from the park headquarters in Ashford, Washington, to the following delivery locations within Mount Rainier National Park. These locations span a range of 5 to 85 miles from the park headquarters. See **Attachment A: Maps** for exact locations of each area of delivery.

- **Headquarters District/Tahoma Woods** is located at 55210 238th Ave, E. Ashford, WA 98304-9751
- **Tahoma Woods District / Employee Housing Area** is located at 55210 238th Ave, E. Ashford, WA 98304
- **Nisqually Entrance District** is located on State Route 706 in the southwestern portion of MORA
- **Ohanapecosh District** is located on the southeast side of the park, a few miles beyond the park boundary on SR123

- **Stevens Canyon District** is located on the east side of the park, off Highway 123
- **Whiteriver District** is located on the east side of the park, off SR 410 (open from late May to late October)
- **Sunrise Historic District** is located on the east side of the park, off SR 410 (open from late May to late October)
- **Paradise Historic District** is located 19 miles (30 km) east of the Nisqually Entrance and 12 miles (19 km) east of Longmire.
- **Longmire District** is located in the southwest corner of the park and is 6.5 miles (10.5 km) east of the Nisqually Entrance.
- **MISC. Districts** are Kautz, Ohanapecosh Water Building, WWTP Ohana, White River Campground, Stevens Canyon Entrance, Cougar Rock Campground, Carbon River Ranger Station & Garage, March Property, Paradise General Shed.

Scope

This contract consists of delivering liquid propane gas (LPG) to specified tanks within Mount Rainier National Park. This includes the provision of propane, delivery logistics, maintenance, monitoring, and emergency services, ensuring that all systems are in compliance with federal, state, and local regulations.

The contractor shall furnish all labor, tools, materials, supplies, and equipment necessary to deliver and supply propane to the specified tanks. The contractor shall furnish replacement tanks for the 33 tanks listed as vendor-owned in **Attachment B**.

Note: The replacement tanks may be purchased or leased as noted in the price schedule to be determined at award or during the performance of the contract. Replacement tanks will be equal in size and configuration to the specifications listed in the inventory. The Government may periodically require adjustments to the specific tanks included in the contract to either add additional tanks or remove tanks no longer requiring propane supply. Propane tanks shall be changed and filled within a 14-day period from the time of the NPS request

A 500 gallon leased dispensing tank and all dispensing components shall be installed and maintained by the vendor including component electrical work complying with the National Electric Safety Code

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Specifications for Delivery Propane Supply Mount Rainier National Park

Emergency Calls outside of standard operating hours (Monday through Friday, 08:00 am to 05:00 pm PT/PDT) shall be filled within 24 hours of notification from an authorized park employee. The park will designate in writing specific employees trained in the identification of propane emergencies who are authorized to make emergency calls.

Delivery Requirements

Provide propane supply to Mount Rainier National Park (MORA) that meets the following standards:

1. All contractor-provided tanks, transmission lines, regulators, meters, and associated equipment necessary to provide propane service are installed and maintained to meet all applicable codes and regulations.

2. All government-owned tanks and associated equipment are inspected to meet applicable codes and regulations, and the Contracting Officer (CO)/Administrative Contracting Officer (ACO) is notified if any corrective action is required by NPS to bring equipment back up to applicable codes and regulations.

3. The contractor shall remove all contractor-owned equipment when no longer in use and at the conclusion of the contract unless it is authorized in writing by the CO/ACO to remain in the park.

4. The contractor will advise the CO/ACO if there is a need for maintenance or corrective action to bring tanks and/or equipment into compliance with code(s) for safe storage and conveyance of propane.

5. Contractor shall furnish, install, connect, test, and maintain contractor-owned tanks noted in the Tank Inventory, including replacing or repairing defective parts and performing regular safety inspections. Contractor shall report all defective regulators, potential hazards, and visible or suspect cracks in pipes or other related connectors or components. The annual fee to lease the tank Shall be included in the propane price per gallon

6. Delivery and service may be made on an auto-fill or on-call basis. Deliveries shall occur Monday through Friday from 8:00 am to 5:00 pm. The contractor shall make contact with the COR by either phone or email when making a delivery for work log purposes.
   a. Contract shall deliver propane and fill tanks so that the supply does not fall below 15% tank capacity. Tank levels shall be monitored by the contractor and filled on an automatic basis as necessary to maintain no less than 15% capacity. The park may also make on-call requests to fill tanks for operational needs or in response to elevated use. The contractor will respond to requests from authorized personnel within 48 hours and take action necessary to maintain functional propane tanks at no less than 15% capacity.
   b. Access to tanks will be maintained by the park.
   c. If urgent delivery is required, delivery may occur at any time by coordination with the person requesting the delivery.

7. Delivery and maintenance shall be done by contractor personnel that are qualified and hold all required certifications to meet applicable federal, state, and local laws and in compliance with DOT, EPA, and OSHA standards.

8. Contractor must comply with all DOI, NPS, and Mount Rainier National Park regulations.

9. Park entrance fees do not apply to contractor personnel delivering or servicing equipment under this contract.

10. Contractor vehicles and personnel must be easily identifiable with the company name.

Additional Specifications for Delivery Propane Supply Mount Rainier National Park

11. All Hazardous Material Spills and emergencies must be reported to the Mount Rainier National Park Dispatch Center at (360) 569-6600. Cleanup of, and proper disposal of, spills of Hazardous Materials by the contractor are the responsibility of the contractor.

12. NPS agreement to accept a delivery equates to placing an order under FAR clause 52.216-18. Upon completion of deliveries, the driver must return and provide copies of delivery tickets for each tank. NPS will designate a local receiver for the delivery tickets.

NPS Personnel Authorized to Request Delivery

TBD – Authorized Personnel and their authority will be designated in writing at award.

Government Furnished Property

The government owns 18 tanks which supply various buildings throughout the park. See Inventory attachment.

Contractor Furnished Property

The contractor shall supply by lease/rental the number of tanks required by MORA as identified in the inventory attachment. The Government may unilaterally opt to purchase any leased tank, or a replacement for any leased tank, for the duration of the contract. The ownership of the lease/rented tanks remains with the lessor during the terms of the lease/rental and shall not be transferred to the Government.

Applicable Regulations

Shipping and transfer of flammable gases are regulated by the Washington State Department of Transportation and the Federal Motor Carrier Safety Administration. Specific licensing and permit requirements are codified in CFR, Title 49, Parts 100-177, and Parts 383-399 as well as elsewhere. The regulations pertain to the loading and unloading of flammable gas, accidents, inspections, certification of operators, drug testing, and other safety aspects of the transfer operation; it is the contractor's sole responsibility to research and comply with all pertinent regulations. If requested, the contractor must be able to furnish the Contracting Officer acceptable evidence showing that required licenses and certifications have been obtained, including drivers' state-issued commercial driver's licenses with hazardous materials endorsement. If, during the contract performance period, there is a change in the contractor's personnel, the contractor must be able to furnish evidence that new employees meet these requirements as well.

Remoteness Factor and Delivery Logistics

Due to the remote locations of several MORA facilities, the contractor shall account for travel distances, difficult terrain, and seasonal weather conditions when planning propane deliveries. The contractor is responsible for ensuring that propane deliveries are made in a timely manner to all locations, even during winter months when certain routes may be less accessible. During winter months (November 1st -April 1st) tire chains or substitutable traction devices Must be carried on vehicles and used if necessary.

- **Route Planning and Accessibility**: The contractor shall plan delivery routes to ensure safe and timely access to all designated delivery points, including areas that may be more difficult to reach, such as Ohanapecosh and White River Road, which are subject to seasonal closures. The contractor shall have contingency plans in place for winter conditions, road closures, and other unforeseen access challenges.
- **Detours and Escorts:** Longmire Suspension Bridge, Longmire Service Road over the Nisqually River, Mount Rainier National Park. This steel cable and timber member suspension bridge underwent extensive rehabilitation in 2005. This bridge is currently posted for a 3-ton load limit. NPS Escort may be required through gate entering at Skate Creek Road.
- **Travel Time and Delivery Frequency**: The contractor must factor in the remoteness of delivery points and adjust delivery schedules as necessary to avoid delays or shortages. The estimated 62,000 gallons per year may require more frequent deliveries during peak winter months or periods of higher demand.

Use of 1-Stage Regulators

To ensure the safe and reliable operation of propane systems, the contractor shall provide and install **1-stage regulators** on all propane tanks.

- **Regulatory Requirements**: All installed 1-stage regulators must be designed to handle the specific pressure requirements of each facility's propane system. These regulators shall be capable of ensuring steady propane flow and maintaining consistent pressure to meet the heating and/or cooking needs of the facilities.
- **Installation and Maintenance**: The contractor is responsible for the installation, maintenance, and regular testing of all 1-stage regulators associated with the propane tanks, ensuring that they meet the required safety and operational standards. Any malfunctioning or defective regulators must be immediately replaced or repaired.
- **Regulator Inspections**: The contractor shall perform an annual inspection of all regulators and document the findings. If any issues are found, the contractor shall immediately notify the CO/ACO and take corrective action.

Wireless Tank Monitoring System

Given the remote locations and need for real-time monitoring of propane tank levels, the contractor shall provide and maintain a **wireless tank monitoring system** for each propane tank that allows continuous, remote monitoring of propane levels. This system will ensure that propane supplies are maintained at optimal levels, preventing shortages and ensuring timely deliveries.

- **System Requirements**: The wireless monitoring system must be capable of transmitting real-time tank level data to a central monitoring system. It should be equipped with alerts for low propane levels, with thresholds set to trigger automatic alerts when tank levels fall below 25%.
- **Data Access**: The contractor shall provide the NPS with access to the wireless monitoring system, either through a web portal, mobile app, or other secure means, to allow authorized personnel to track propane tank levels and deliveries in real time.
- **Maintenance and Calibration**: The contractor shall maintain and calibrate the wireless monitoring system on a regular basis, ensuring that data accuracy is consistent and that all components of the system function properly. Calibration should occur annually, or more frequently if needed. Any malfunctions or issues with the system must be reported to the CO/ACO, and the contractor shall make necessary repairs or replacements in a timely manner.
- **Emergency Alerts and Response**: In case of a system failure or inaccurate readings, the contractor must have procedures in place to address the issue promptly. Emergency alerts should be available to park personnel in case of sudden drops in tank levels or other anomalies that require immediate attention. The contractor should respond to any alerts within 24 hours, ensuring that no tank falls below the 15% capacity threshold unless otherwise approved by the park.

Performance Statement

Provisions regarding the remoteness factor, 1-stage regulators, and wireless tank monitoring will ensure that propane delivery services at MORA are safe, reliable, and responsive to the unique operational challenges of the park. By integrating these advanced systems and addressing logistical concerns, the contractor will be better equipped to manage the delivery and maintenance of propane to MORA's remote locations, ensuring continuous service for all park operations. Adhering to these provisions are essential.