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File Code: B01
Synopsis Pre-Solicitation Notice
D5217 (DSC-CS)
DENA 332037
140P2026R0087

Date: **July 9, 2026**

To: **General Public via SAM.gov**

From: **National Park Service (NPS), Denver Service Center (DSC), Contracting Services (CS)**

Subject: Pre-Solicitation Notice (PSN) 140P2026R0087

Reference: DENA 332037 Eielson Roof & Interior Repair, Denali National Park and Preserve

This pre-solicitation announcement is to advise the Industry that NPS DSC intends on issuing an RFP Solicitation for the Construction Services described below, in support of the above referenced project requirement , Denali National Park and Preserve, Alaska.

This PSN is not a formal Solicitation in itself, but rather a Synopsis of forthcoming RFP 140P2026R0087. **Specific instructions on submitting your proposal will be contained in the solicitation documents to be issued on or after July 27, 2026.**

General Project Description and Scope:
This project is located at Denali National Park and Preserve in Borough County, AK. The National Park Service (NPS) is seeking qualified contractors for the rehabilitation of
the Eielson Visitor Center (EVC) and associated utility building located within Denali National Park and Preserve, Alaska. The project site is extremely remote, located approximately 240 miles northeast of Anchorage and approximately 66 miles west of the Denali Park entrance via the Denali Park Road. Travel time from Anchorage to the site takes several hours by vehicle so plan accordingly.

Originally completed in 2005, the Eielson Visitor Center is a partially below-grade, off-grid facility with a vegetated roof system that functions as natural landscape, visitor plaza, and viewing platform. The facility has experienced ongoing water infiltration associated with failure of the existing living roof system. Previous repair efforts have not resolved the long-term issues, and full replacement of the roof assemblies and associated rehabilitation work is required to support safe and reliable operation of the facility.

Work to be performed under this Construction Services project requirement includes:
The project generally includes replacement of the existing vegetated roof systems at the visitor center and utility building; demolition of select architectural, structural, mechanical, and electrical components; removal of existing exterior stairs and skylights; modifications to improve site drainage; and associated interior and exterior rehabilitation work. The project also includes accessibility improvements and upgrades required to support compliance with the current International Code Council (ICC) 2024 family of codes.

Additional work includes targeted upgrades and integration improvements to the existing hydroelectric power generation system serving the facility to improve reliability and operational performance.
The project site is located in a highly sensitive natural environment with limited infrastructure and constrained access. Construction activities will generally be limited to daytime hours, 7 days a week, between 6:00 a.m. and 10:00 p.m. to minimize impacts to nearby visitor and backcountry camping areas.

Due to the remote location, contractor staging, housing, logistics, and workforce support will be a significant component of the work. Government housing and support facilities will not be provided. The Contractor will be responsible for providing all workforce housing, communications, sanitary facilities, waste management, and logistical support necessary to execute the project. Contractor camping and RV accommodations will be permitted near Eielson Visitor Center and Mile 70, subject to National Park Service approval and operational restrictions. Limited utility connections may be available seasonally, though contractors should anticipate supplemental self-contained utility generation and communications systems will be required.

Access to the site is subject to seasonal and operational constraints. The Denali Park Road is paved through Mile 15 and gravel beyond. Road widths narrow significantly west of Savage River, and vehicle operations are subject to park traffic controls, wildlife yielding procedures, and speed restrictions generally not exceeding 35 mph. Seasonal snow removal operations typically do not extend beyond Mile 3 until early May, and snow removal operations generally cease by mid-October.

North American Industry Classification System (NAICS) Code for this requirement is: 236220 – Commercial and Institutional Building Construction
Set-Aside: *Small Business - Set-Aside*
Size Standard: $45 Million.
Product Service Code (PSC): Z2JZ Repair or Alteration of Miscellaneous Buildings
Magnitude of Construction: $5 Million - $10 Million
Anticipated Period of Performance: 442 calendar-days from Award.
Contract-Type Vehicle: Firm-Fixed-Price (FFP)

Additional Information: RFP 140P2026R0087 will be issued electronically via the System for Award Management website (https://sam.gov). Specific instructions on submitting Proposals will be contained in the formal Solicitation documents, which is anticipated to be around the end of July 2026 . Documents will be made available for download purposes in Microsoft Word, Microsoft Excel, Adobe PDF, and/or HTML formats; Specifications available in Adobe PDF; and Drawings available in Adobe PDF. Paper Copies of the referenced documents will not be made available. Prospective offerors desiring to conduct business with the NPS DSC are required to have an active registration in the Systems for Awards Management (SAM) at www.sam.gov, and required to have a UEI number in order to conduct business with the Federal Government. The SAM.gov website has a "Contract Opportunities" area and "Watchlist" option, where you can add your company's interest. Registering provides the opportunity to receive notifications, which is a tool of convenience only; and does not serve as a guarantee of notification. Interested Parties are required to visit the SAM.gov website periodically to check for Amendments and other changes to the Synopsis or Solicitation documents.

This is currently an unfunded requirement, with a very high expectation that funding will be available. When and if funds become available a Contract will be awarded at that time.

The NPS DSC anticipates a Pre-Proposal Conference and Site Visit, with the option to attend virtually, after issuance of the formal RFP Solicitation and prior to the Proposal Due Date.

Federal Acquisition Regulations (FAR) Procedures: FAR Part 15 – "Contracting by Negotiation," and FAR Part 36 – "Construction and Architect-Engineer Contracts," in conjunction with FAR 6.203 and FAR 19.502-2. Award shall be made to the responsible Offeror whose offer conforms to requirements and represents the Best Value to the Government, considering Technical, Past Performance, and Price factors. Evaluation of interested firms will be based on the following in the Solicitation:

Trade-off: The basis of award will utilize the best value continuum – Trade-off process in accordance with FAR 15.101-1 to result in an award to the responsible Offeror pursuant to FAR 9.1. The technical/non-price evaluation factors are listed below, where technical/non-price evaluation factors are of approximately equal importance, when combined, are significantly more important than price.

1. Project Experience
2. Technical Approach
3. Management Approach
4. Construction Schedule
5. Past Performance
6. Price

Invitation For Offer: The basis of award will be based on the lowest responsive offeror pursuant to FAR Part 14 and result in an award to the responsible offeror pursuant to FAR 9.1.

All responsible sources may submit an offer which, if submitted in a timely manner, will be considered. It is the policy of the government to provide maximum practicable opportunities in its acquisitions to small business, veteran-owned small business, small disadvantaged business, and women-owned small business concerns. Such concerns must also have the maximum practicable opportunity to participate as subcontractors in the contracts awarded by any executive agency, consistent with efficient contract performance. All offerors are strongly encouraged to contact their local Small Business Administration (SBA) Office, to post their need for qualified Subcontractors at http://www.sba.gov .

All inquiries and questions shall be submitted in writing; no verbal questions will be accepted.
NPS DSC CS Division Point-of-Contact:

Contracting Officer, Linda Melnick: Linda_Melnick@ios.doi.gov
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