PreBid Conference
GRAND CANYON NATIONAL PARK
Notice ID: 140P2026R0101

REPLACE SOUTH RIM WASTEWATER TREATMENT PLANT
NPS PMIS #: GRCA 257282

August 11, 2026

THIS MEETING WILL NOT BE RECORDED

AGENDA

- INTRODUCTIONS and WELCOME - *Tim Burger (CO) / Russell Moore (PM)*
- PROJECT OVERVIEW – *Russell Moore (PM)*
- PROJECT SCOPE OF WORK – *Russell Moore (PM)*
- WORK PHASES – *Russell Moore (PM)*
- CONTRACTOR SUPPORT FACILITIES – *Russell Moore (PM)*
- CONTRACT PRICE SCHEDULE – *Tim Burger (CO)*
- BID INFORMATION – *Tim Burger (CO)*
- CONCLUSION / SITE VISIT LOGISTICS – *Tim Burger (CO) / Russell Moore (PM)*

GRCA 257282 Replace South Rim Wastewater Treatment Plant

- **Location:** Grand Canyon National Park, Arizona
- **Magnitude of Construction:** Greater Than $100M
- **Design & Construction Method:** Design – Bid – Build
  - One firm-fixed-price contract with a single period of performance
- **Procurement Method:** Full & Open
- **Procurement Dates:**
  - Solicitation Published: July 31, 2026
  - Offers Due: November 2, 2026
  - Award: Expected 1Q CY 2027
- **Solicitation #:** 140P2026R0101
- **NAICS:** 221320
- **Period of Performance:** 36 months

South Rim WWTP – Project Overview

This project will replace the 1970s WWTP to improve treatment efficiency & meet current standards.

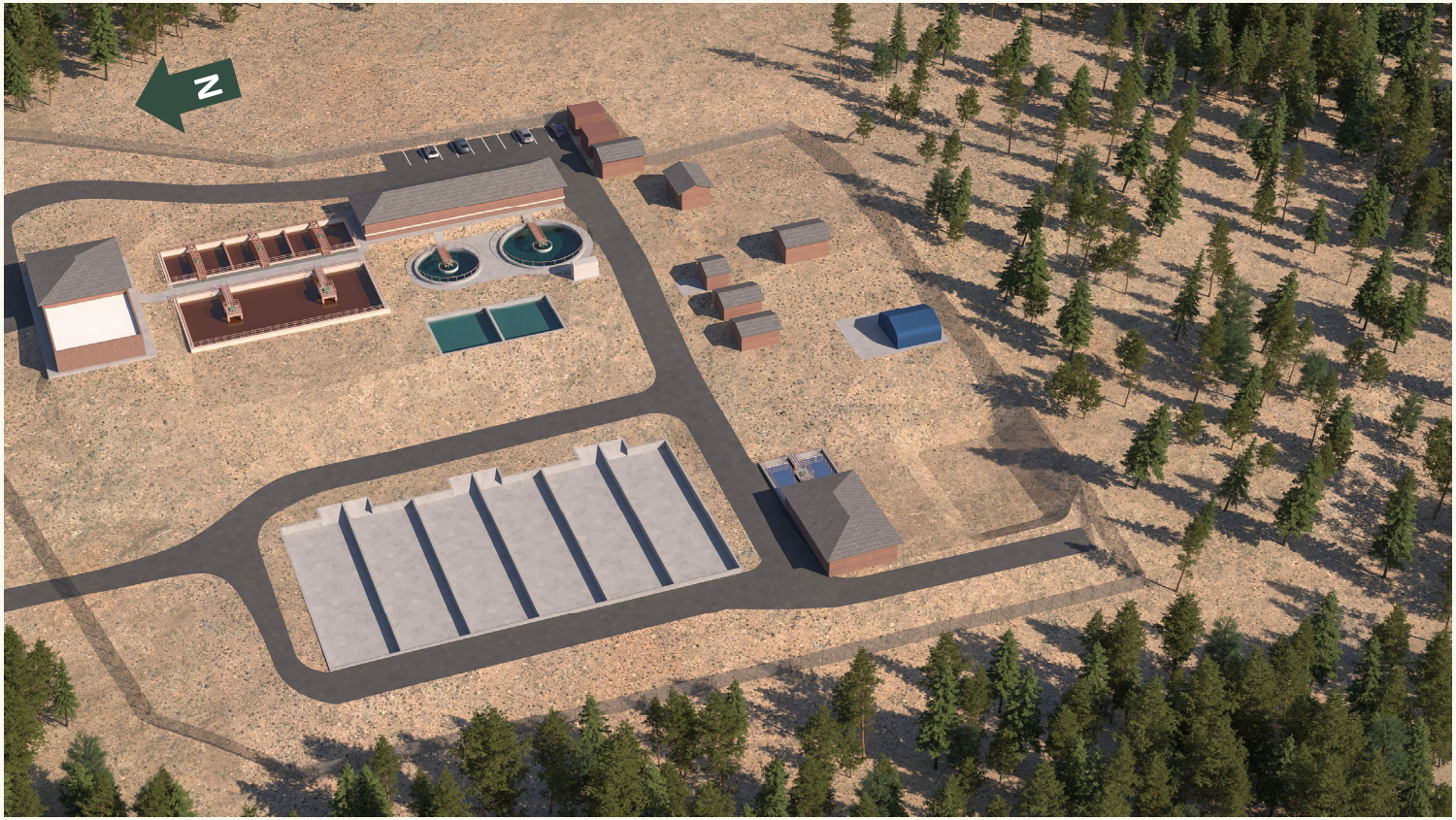
Project Scope Includes:

- The wastewater processes will be designed for a for a 0.65 MGD max monthly flow and 1.2 MGD peak hour flow
- Treatment based on MBR technology
    - Class A+ reclaimed water
    - Class B biosolids w/ small Class A biosolids stream (composting)
- Construction of new admin, laboratory and maintenance facilities
- Construction of new electrical service and new emergency generator
- Construction and phasing of new facilities, while maintaining uninterrupted operation of the existing plant throughout construction and commissioning period.
- Completion of tie-ins to existing wastewater influent manhole and effluent discharge
- Demolition of all existing structures including process structures, buildings, and all supporting systems
- Construction of a new paved access road generally following the route of an existing two-track dirt road.
    - The road will be used as the primary contractor route to the SR WWTP and adjacent staging area (constructed as part of this project).
- ADEQ Permit has been issued.
- Process Control System Integrator (SI) for South Rim WWTP PLC and SCADA Integration will be handled under a separate contract

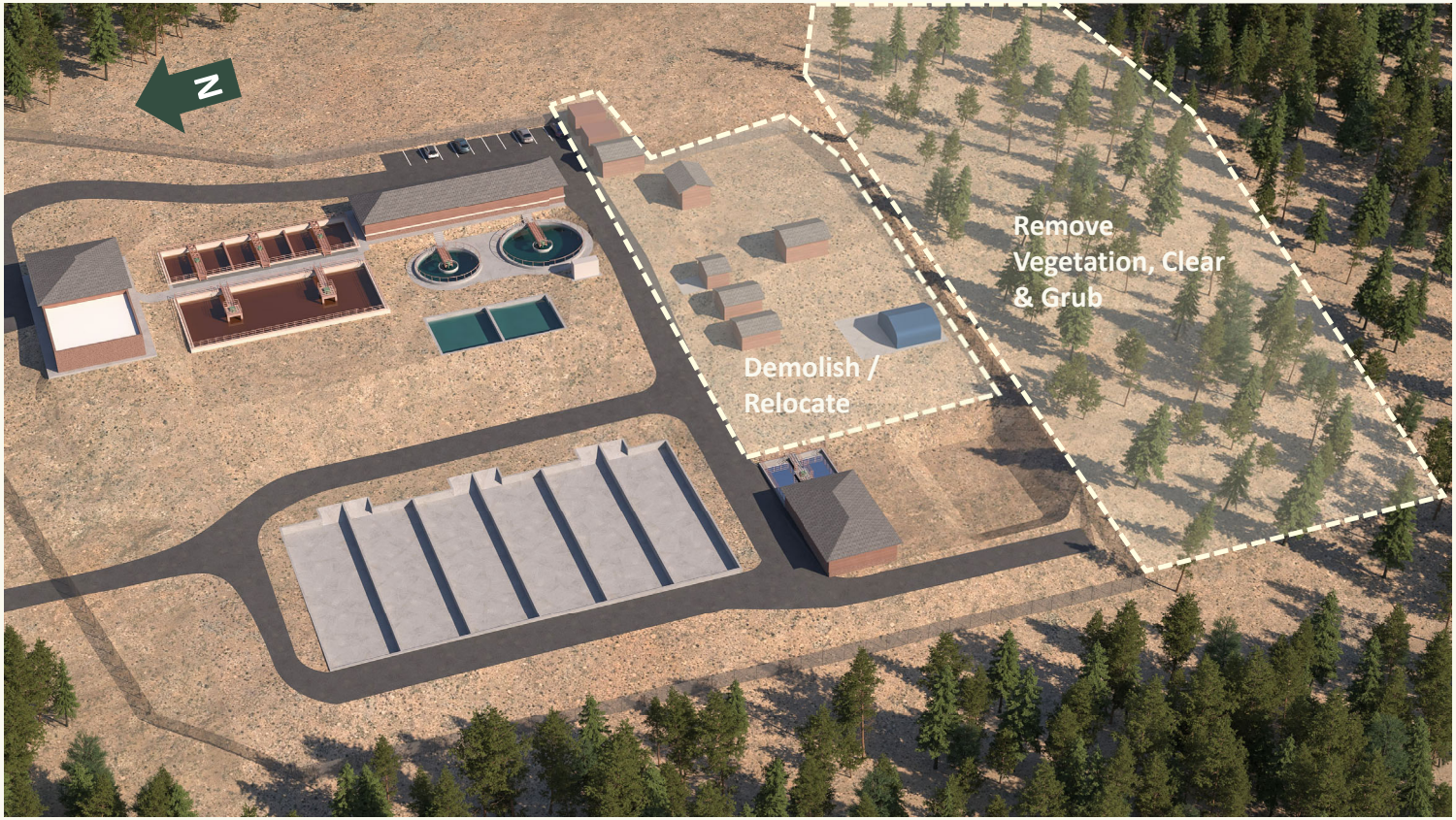
South Rim WWTP – Work Phases

- Access Road Improvements
  - Improvement of existing two track access road and construction of a road extension
- South Rim WWTP Phase 1
  - Demolition/relocation of temporary storage sheds
  - Remove trees, clear and grub site for new treatment facilities
  - Construct new liquid and solids wastewater treatment facilities and new admin facility
  - Install new primary power connection and install emergency generator
  - Commissioning, Demonstration Testing and Transition of Operation to New Facilities
  - 12-month operation and maintenance of new treatment facilities
- South Rim WWTP Phase 2
  - Cleanout wastewater, sludges, and any remaining process fluids and residues
  - Decommission and demolish existing buildings and treatment facilities
- South Rim WWTP Phase 3
  - Construct new maintenance, compost, and odor control facilities
  - Complete stormwater pond conversion
  - Complete startup testing, commissioning, and integration of new facilities

WWTP – Existing Facilities



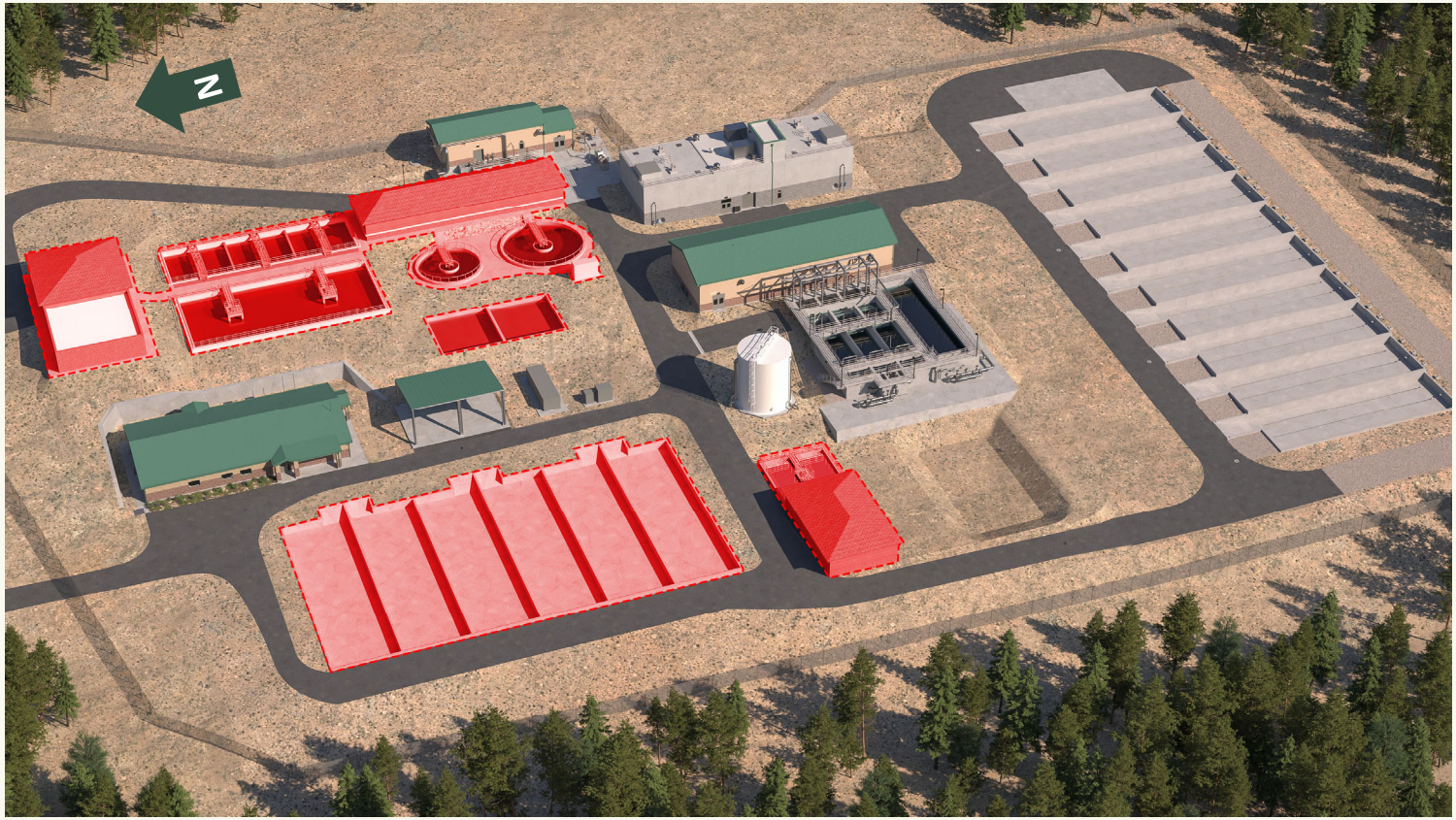
Phase 1 – Demolition / Relocation / Site Prep



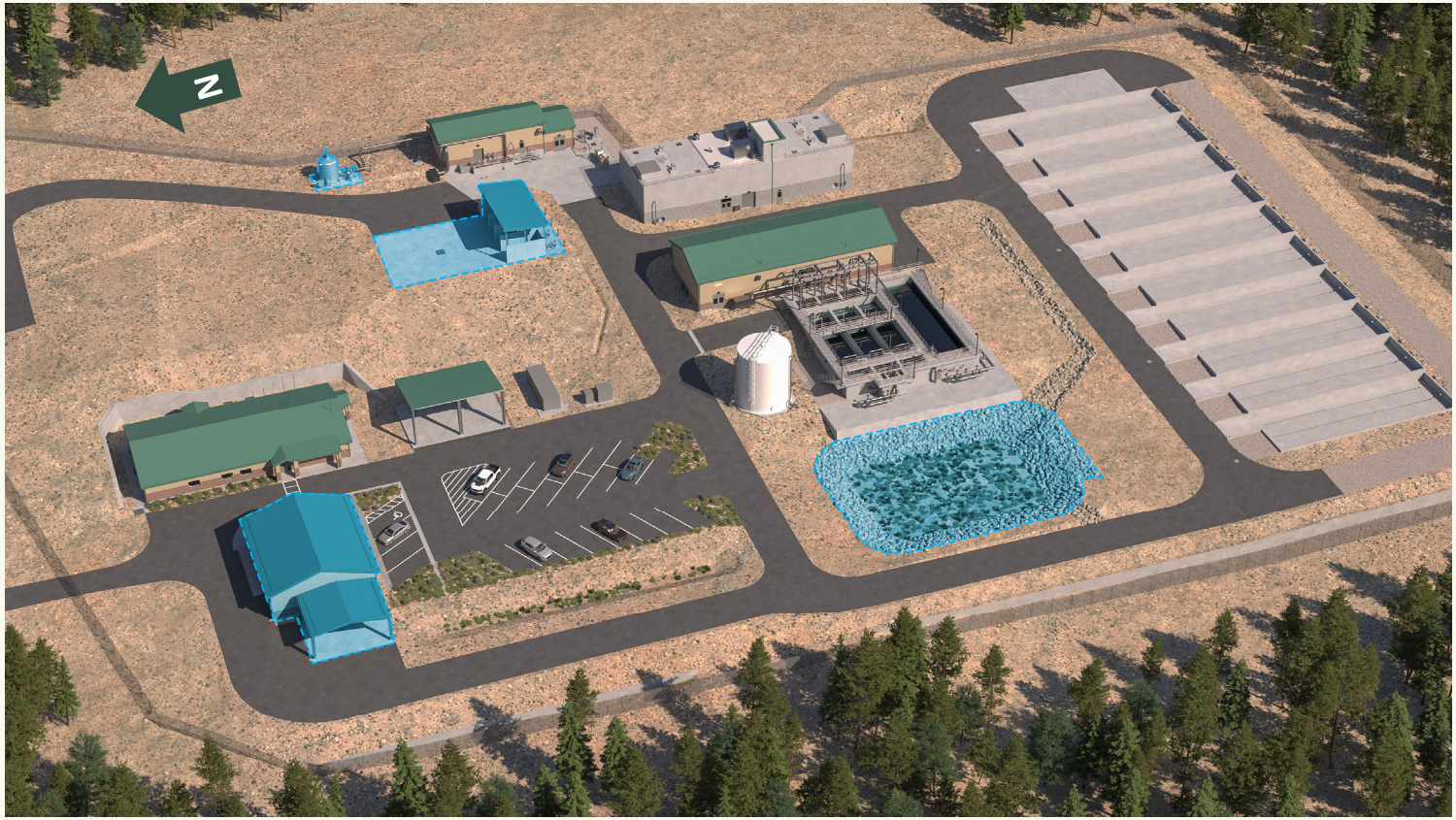
Phase 1 cont'd - Construction of New Facilities

Phase 1 cont'd - Commissioning, Demonstration Testing and Transition of Operation to New Facilities

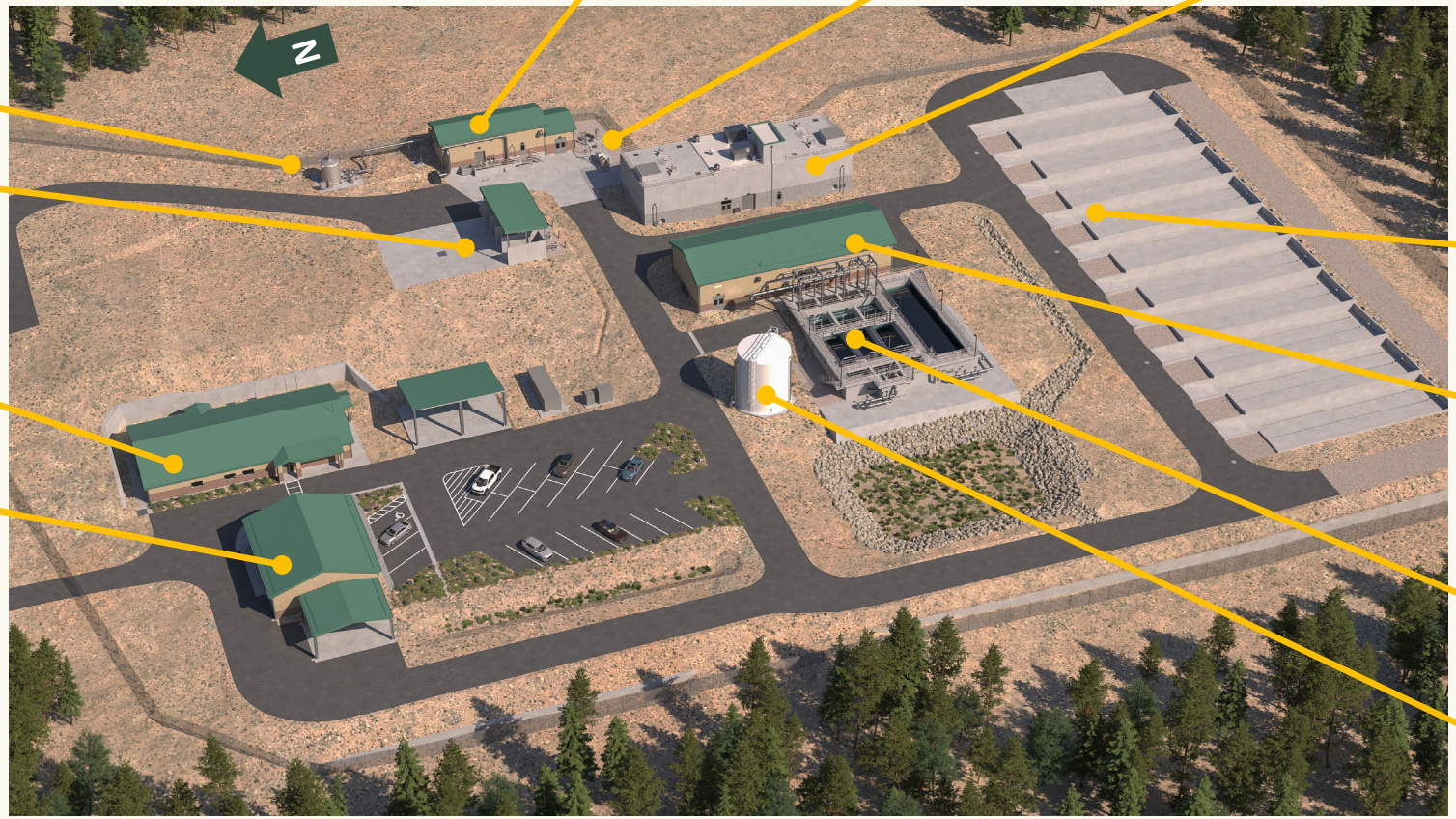
Phase 2 – Decommission & Demolition of Existing WWTP



Phase 3 - Construction of Remaining New Facilities



WWTP – Overall Site Plan – Completed Project



South Rim WWTP – Contractor Support Facilities

- Contractor Construction Operations and Staging
  - An approximate less than 1-acre area located southeast of and adjacent to South Rim WWTP.
  - Contractor shall provide 12 parking spots with unrestricted access for NPS Operations staff.
  - Contractor shall provide and install temporary storage containers accessible to and for the sole use of NPS Operations staff.
- Contractor RV Trailer Parking
  - Existing 20 construction RV trailer pad site(s) and adjacent approximate 1-1/2 acre graded area located west of FMD facility are provided for Contractor use.
- Contractor Laydown Area
  - An approximate 8-acre off-site area located within park boundary.
- Contractor Stockpiling and Spoils Storage
  - An approximate 1.5-acre area for storage and management of excavated spoils from project site located off-site within park boundary.
- Access Road
  - Contractor to maintain for year-round access and be accessible to NPS staff for access to SR WWTP and APS power utility for maintenance of power lines.

SOLICITATION NO.140P2026R0101
SUMMARY OF SOLICITATION AND AWARD INFORMATION

Refer to the Solicitation for complete information.

- PRE-PROPOSAL VIRTUAL CONFERENCE – August 11, 2026, at 10:00am Local Time
- PRE-PROPOSAL QUESTIONS DUE – 7 days prior to Offers Due
- OFFERS DUE – November 2, 2026, at 1400 Local Time
- SUBMISSION – Electronic only to: See Section L of RFP
- SECTION L – 52.216-1 – Type of Contract – Firm Fixed Price
- NAICS Code: 221320
- This is a **Full and Open** Procurement
- PERIOD OF PERFORMANCE: 1,095 days from Notice to Proceed.
- CONTRACT VALUE: More than $100M

GRCA 257282 Contract Price Schedule

CONTRACT LINE-ITEM NUMBER (CLIN)	CONTRACT LINE ITEM (CLI) TITLE	QUANTITY	UNIT OF MEASURE	UNIT PRICE	TOTAL PRICE
0010	Replace South Rim WWTP	1	Lump Sum		$
0020	South Rim WWTP Compost Facility	1	Lump Sum		$
0030	South Rim WWTP Operations and Maintenance Support Services	1	Lump Sum		$
0040	South Rim WWTP Access Road Improvements	1	Lump Sum		$
TOTAL BASE PRICE (Contract Line-Item Number 01 through 04) ----------					$
0050	OPTION A, Radon Gas Testing	1	Lump Sum		$
0060	OPTION B, Active Radon Mitigation System	1	Lump Sum		$
TOTAL PRICE FOR ALL OPTIONS (Contract Line-Item Numbers 0050 through 0060) ----------					$
TOTAL PROPOSED PRICE - BASE PLUS ALL OPTIONS (CLIN 0010 through 0060)					$
All measurement and payment information are included in the project specifications, Section 01 27 00.					

Key Contract Requirements

Critical Clauses

- **Performance & Payment Bonds** (required at award).
- **Liquidated Damages:** $5,856.43 per calendar day (Section F, FAR 52.211-12).
- **Key Personnel / Key Trades Substitution:** CO approval required; substitutes must have comparable qualifications.

Evaluation Factors—Strategic Overview

- The Government uses a multi-factor, best-value tradeoff process (FAR Part 15.1).
- Each factor is designed to reveal your team's ability to deliver complex, high-risk infrastructure in a remote, regulated environment.
- The evaluation panel will focus on risk, realism, and demonstrated capability—not just compliance.

Section L & Section M—Alignment is Critical

- **Section L:** Proposal instructions—what you must submit, page limits, formats, and required content.
- **Section M:** Evaluation criteria—how your submission will be assessed for strengths, weaknesses, and risk.
- **Key Point:** High-scoring proposals connect the dots: every Section L requirement is mapped to a Section M criterion.
- **Tip:** Use Section M as your internal review rubric before submission.

What Sets Top Proposals Apart

- Clear, direct responses to each factor—no ambiguity or generic language.
- Evidence of relevant experience, technical depth, and risk mitigation.
- Realistic schedules, resource plans, and commissioning strategies.
- Transparent handling of past performance issues and lessons learned.
- Proactive identification of logistical, regulatory, and environmental challenges.

Common Pitfalls & How to Avoid Them

- Overly optimistic schedules or resource assumptions.
- Failure to address seasonal, logistical, or site-specific constraints.
- Weak linkage between narrative and supporting documentation.
- Ignoring page limits or required forms.
- Not connecting Section L content to Section M evaluation criteria.

New Proposal Self-Check Resource for Offerors

Guidance Coming in Upcoming Amendment

To support offerors in preparing complete and responsive proposals, the Government has developed a new resource titled:

“Questions Evaluators Will Ask for Each Factor”

This document:

- Helps offerors **double-check their proposals** against the evaluation criteria
- Clarifies **what evaluators look for** under each Factor
- Reinforces **page limits, key requirements, and critical content**
- Is intended to improve proposal quality and reduce clarifications during evaluation

Offerors are strongly encouraged to review this guidance before submitting their proposals.

What Evaluators Will Ask for Factor 1 – Technical Experience

When reviewing proposals for Factor 1, evaluators will answer questions such as:

1. Prime/General Contractor Project Experience

- Has the Offeror submitted up to five relevant wastewater plant construction projects completed in the last eight years?
- For each project, does the narrative clearly describe the scope, magnitude, and complexity, with emphasis on successful startup and commissioning of wastewater or comparable process infrastructure?
- Are the trades and disciplines performed in-house by the Prime/General Contractor clearly identified?
- Is the project information complete (name, owner, location, contract value, dates, description, firm's role, work performed, relevance, owner contact)?

2. Schedule and Budget Adherence

- Does the Offeror describe original and actual contract durations, planned and actual completion dates, and explain any significant deviations?
- Are original and final contract values provided, with explanations for any significant variances?
- Are delays, cost growth, or performance challenges discussed, along with actions taken to mitigate or recover schedule or budget impacts?
- Are management practices for maintaining schedule and budget compliance described?
- Does the narrative demonstrate the ability to deliver complex wastewater projects on time and within budget?

Questions

- All questions shall be submitted in writing via email to:
  - Contracting Officer: Tim Burger; timothy_burger@ios.doi.gov
  - Contracting Specialist: Kristin Tauber; kristin_tauber@ios.doi.gov
- Submit email with Subject: “GRCA 257282 – (Company name), Question Set 1”

Questions and answers will be posted as an amendment to the solicitation. Offerors are required to fill out and sign the acknowledgment of amendments received (SF1442 Section 19) and include this when submitting your offer on the Form 1442.

The DEADLINE FOR QUESTIONS IS: Seven days prior to close of the solicitation. This presentation and the recorded pre-proposal site visit meeting will be available to participants via an e-mail attachment.

Thank you