NATIONAL PARK SERVICE
RPINNACLES NATIONAL PARK

RFP No. 140P8426R0003

PRE-SOLICITATION ANNOUNCEMENT

REHABILITATE LIMANTOUR RESIDENCE 160,
POINT REYES NATIONAL SEASHORE,
MARIN COUNTY, CALIFORNIA.

The National Park Service (NPS) at Point Reyes National Seashore (PORE) has a requirement to rehabilitate Limantour Residence 160 (Morgan Horse Ranch). This project includes both base project line items and optional line items. Base project work includes: providing/installing wall mounted steel pier system, provide/install slab jack steel pier system,interior utility & storage area retaining wall and slab access, remove/rebuild wood deck, railing stairs, remove/replace driveway retaining wall, install new security screen door, remove/replace flooring lower level, and pest exclusions. Optional work includes: paint exterior siding and trim, remove/replace flooring upper level, install new exterior vinyl windows, stain & seal new deck, railings, stairs, retaining wall, bathroom rehabilitation, kitchen rehabilitation, and paint interior walls & ceilings. Refer to project specifications and plans/drawings that will be solicitation Attachments 3, 4-A, and 4-B.

SITE VISIT. An organized site visit is scheduled to take place August 18, 2026 at 1pm (PT) at Point Reyes National Seashore at 160 Limantour Drive, Iverness, CA 94937. The solicitation will include full site visit details including directions. location to meet at and other site visit information will be included in the solicitation. Note the site visit is not mandatory but is highly encouraged. RSVP for site visit can be accomplished two ways: 1) Preference is for you to use this link to fill in your info online via https://forms.cloud.microsoft/pages/responsepage.aspx?id=urWTBhhLe02TQfMvQApUlEK6m8ryBslLnfAYoUFYNyRUQzlYU0VGRDFHQUFRMTBDVURJQjVKOVlJSi4u&route=shorturl 2) If the link does not work for you, then please send an email to Phaedra_Fuller@ios.doi.gov and cc: Larry_Cantrell@nps.gov and include who will be attending with contact info.

PROJECT SCHEDULE. The government anticipates work starting November 2026 and being completed August 2027 (approx. 10 months). Anticipated pre-construction meeting to occur as a virtual meeting the week of October 12th, 2026.

SMALL BUSINESS SET-ASIDE. This acquisition is a Total Small Business Set-Aside. Offers are solicited only from small business concerns. Offers received from concerns that are not small business concerns shall not be considered. The North American Industry Classification System (NAICS) Code for this requirement is 236118, Residential Remodelers, with a corresponding size standard of $45 million in annual gross receipts for the past three years.

AFFORDABILITY. The Government seeks offers with a total price between $300,000 and $700,000 (range is broad for including base project through all options). Offerors should not interpret this figure as a ceiling (or as a floor) on offers; rather, this information is provided as a courtesy to prospective offerors. The Government may select an offer for award with a price below, at, or exceeding this figure if it finds that offer provides the best value and funds are available.

BEST VALUE PROCUREMENT. The Government intends to award a single, firm-fixed-price contract. Evaluation for award will be made in accordance with the negotiated acquisition procedures outlined in FAR Part 15. Award selection will be made on a Best Value determination made after consideration of price and factors other than price) as listed in Section M of the solicitation.

SOLICITATION AVAILABLITY. The Request for Proposal (RFP) will be available on August 10, 2026, by electronic means only and can be downloaded along with all associated attachments from the Contracting Opportunities website at www.sam.gov. The offeror is responsible for periodically checking the website for any Amendments that may be issued prior to the closing date of the RFP. Responses will be due approximately 30 days after the RFP is posted. The entire solicitation package, including specifications, wage rates, plans/drawings, and other documents will be in Microsoft Word and/or Excel, or Adobe PDF. Offerors will submit their proposals in digital format per instructions included in Section L of the solicitation Attachment 1. The RFP will require offerors to submit both a technical and a business proposal (including price); the government will consider an offeror's technical capability in comparison to its price and award to the firm whose offer represents the best value. Proposals are due by the date and time specified in Block 13 of the Standard Form 1442 or as started in the most recent amendment (SF-30). A Bid Bond will be required in the amount of 20% of offered price, submitted as part of the business proposal. Refer to Section L of "Terms Clauses Provisions" document (will be solicitation Attachment 1). NOTE: Due to the timing of this solicitation and end of government fiscal year, there won't be time to extend the response date so please note that proposals will be due on September 8, 2026. Government anticipates awarding a contract and posting the notice of award on/before 9/24/26.

WHERE TO CHECK FOR AMENDMENTS TO SOLICITATION. Prospective offerors must visit SAM.gov periodically to check for amendments and other changes to the solicitation documents; no other notifications will be sent nor will hard copies of the solicitation be mailed or issued. All eligible responsible sources may submit a proposal which shall be considered by the National Park Service, however, offerors who have not established and/or maintained an active registration at www.SAM.gov by the offer due date and time will be considered either ineligible or non-responsive and will be not considered for award.

QUESTIONS? All questions shall be submitted in writing. Questions can be submitted in two ways: 1) Preference is to submit your questions or request for information using this link https://forms.cloud.microsoft/pages/responsepage.aspx?id=urWTBhhLe02TQfMvQApUlEK6m8ryBslLnfAYoUFYNyRUQVZVUkJCWkxDR1JJRVNFQUtNOUNCVTZBTy4u&route=shorturl or, 2) If the link does not work for you, please email your question to Phaedra_Fuller@ios.doi.gov and include in the subject line of the email "140P8426R0003 Rehab

Residence 160 PORE" in the subject line of the email. If questions pertain to technical specification, include the specific citation within the specs for the question asked. If question is about the Plans/Drawings, include the drawing number for the question asked. Q&A will be compiled and posted as solicitation amendment(s). Watch for amendments as the response date when proposals are due may change and will be stated in the amendment(s). NOTE: Due to the timing of this solicitation and end of government fiscal year, there won't be much time to accommodate multiple amendments for questions/answers to continue being posted, therefore, the cut-off date to submit questions is August 31, 2026. Proposals will be due September 8, 2026 and there won't be time available to extend this response date.