ACTION: Pre-Solicitation Notice

PRE-SOLICITATION NUMBER: 140P2025R0036

CLASSIFICATION CODE: Z2QA = Repair or Alteration of Restoration of Real Property

CONTRACTING OFFICER: Cary Atwood

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PLACE OF PERFORMANCE: Birmingham Civil Rights National Monument, Birmingham, Alabama

PLACE OF PERFORMANCE COUNTRY: USA

Title of Project: BICR 316236 – Rehabilitate Civil Rights Structures (A.G. Gaston Motel)

GENERAL:
The National Park Service (NPS), Department of Interior (DOI), Denver Service Center (DSC), is soliciting proposals on a full and open basis from all interested businesses having the capability to perform the work described below. The solicitation will be issued electronically on the Federal Business Opportunities website at www.sam.gov. Proposal documents will be available for download in Microsoft Word, HTML, Microsoft Excel, and Adobe PDF; Specifications will be available in Adobe PDF format; and drawings will be available in PDF format. Please Note: Paper copies of the solicitation will not be made available.

Vendors can search for opportunities and award history on www.sam.gov without registering. The Federal Business Opportunities (www.sam.gov) website has an Interested Vendors List and a Watchlist where you can add your company's interest. Registering provides the opportunity to receive notifications; this is a tool of convenience only and does not serve as a guarantee of notification. Interested vendors and plan holders are required to visit the website periodically to check for amendments and other changes to the synopsis or solicitation documents.

Prospective offerors desiring to conduct business with the DOI are required to have an active registration in the Systems for Awards Management (SAM) at www.sam.gov. You are also required to have a UEI number in order to conduct business with the Federal Government.

This pre-solicitation announcement is not a solicitation document, but pre-notice of an upcoming solicitation. Specific instructions on submitting your proposal will be contained in the solicitation documents to be issued on or after the date listed below.

Proposed Solicitation Issue Date: Estimated on/about March 2025

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

The NAICS Code for this requirement is 236220 with a size standard of $45 million.

Description:

Historic Status – The Gaston Motel is a contributing structure within the nationally significant Birmingham Civil Rights Historic District, which has a Period of Significance extending from 1933 – 1979. The building was constructed in 1954. The Gaston Motel is nationally significant because of its association with the Birmingham Civil Rights Movement.

This historic building is in immediate need of repair in order to prevent continuing loss of historic fabric. Public benefit will be gained by restoring the interior of the motel and providing interpretation of the sites' historical significance and supported by educational programs. Due to the significantly deteriorated state of the motel, it is recommended that treatment of the deteriorating factors be undertaken as soon as possible. The motel has fallen into disrepair due to heavy use, lack of proper maintenance, and the humid southern climate. In preparation to use the motel as an interpretive site, extensive renovation is required to restore its structural integrity, weather-tightness, functionality, and historical appearance. To facilitate public access, ABAAS accessibility requirements, parking, and visitor comfort facilities must be included at the site. The driveway asphalt pavement has is cracking which should be sealed and overlain with a new wearing course of asphalt. The interior of the building has been gutted. All framing members are exposed on the interior. The floors have been stripped to concrete.

Rehabilitation work at the Gaston Motel will include abatement of hazardous materials (e.g., lead-containing materials and asbestos-containing materials) as necessitated by the work otherwise described in the documents, demolition of non-historic elements, rehabilitation of interior surfaces and materials, interpretive and/or architectural treatment to allow visitors to understand the interior spaces of the Gaston Motel that were critical to civil rights events during the period of significance, preservation, repair, and selective component replacement of remaining exterior building envelop, repair of historic character defining features including historic windows and doors, upgrades to the building's mechanical, electrical, HVAC, and plumbing systems, installation of new fire detection, suppression, alarm, and security alarm and surveillance systems, and creation of a visitor contact space and restrooms, employee area, office, employee work areas and restrooms.

Estimated Price Range: Between $1,000,000 and $5,000,000.

Estimated Period of Performance: 365 calendar days

Proposal receipt date is not known at this time. The actual date will be established in the solicitation documents

A pre-proposal meeting may be posted and date/location will be noted in the solicitation or a forthcoming amendment.

This procurement will be competed using an unrestricted Full and Open contracting method. 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 Office, to post their need for qualified subcontractors at http://www.sba.gov .