United States Department of the Interior

NATIONAL PARK SERVICE
DENVER SERVICE CENTER
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In Reply Refer to:
D5215 (DSC-CS)
FRRI 253825

Date: November 21, 2024

To: General Public (Via the Government's Point Entry)

From: Cary Atwood Contracting Officer, National Park Service, Denver Service Center

Subject: Sources Sought Notice

Reference: FRRI 253825 – Rehabilitate Civil Rights Structures (Greyhound Bus Depot and Mural Building)

This is a Sources Sought Notice (SSN) for the purpose of conducting market research. Proposals are NOT being requested, nor accepted at this time. Responses are being requested from both large and small businesses.

Purpose: The purpose of this notice is to gain knowledge regarding the type of interested businesses and their qualifications. The National Park Service (NPS) will use information obtained through this notice to develop an acquisition strategy.

The Government anticipates conducting a competitive acquisition for this requirement. The amount of interest or lack thereof will determine the possibility of a small business or other socio-economical small business set-aside for the solicitation. Analysis of the quality of responses to this source sought announcement will be considered in the market research being conducted, and in the making of any small business set-aside determination for this requirement.

Additional Information: No proposal package, solicitation, specification or drawings are available with this notice.

Cost Reimbursement: Response to this announcement is strictly voluntary; no reimbursement will be made for any costs associated with providing information in response to this sources sought announcement or any follow-up information requests.

North American Industry Classification System (NAICS) code: 236220

Small Business Size Standard: $45M

Solicitation: The NPS anticipates issuing a request for proposals in the Spring of 2025.

Bonding: The NPS anticipates bid, performance and payment bonds will be required

Project Description:

Project Conditions:

The project is located at Freedom Riders National Monument, Anniston, Alabama
The construction magnitude is between $1,000,000 and $5,000,000.

The surrounding area is urban with limited staging located at 1021 Gurnee Ave, Anniston, AL.
The construction site is 5 miles from nearest suppliers and lodging facilities.

The Park will remain open during construction, thus contract activities and logistics must be structured and scheduled to minimize visitor impact.
The site requires protective measures to ensure the surrounding area remains undisturbed.
The structure is a historic and cultural resource.
The anticipated period of performance of 365 calendar days including any potential weather shutdown. Winter construction may be required.

Project Scope:

The project will address the following to rehabilitate the 1950s era 2,900 ft² brick Greyhound Bus Depot and 2,520 ft² Mural Building with a 4,300 ft² driveway/parking lot in Anniston, Alabama. These structures are an integral component of Freedom Riders National Monument, and their rehabilitation will allow visitors to learn of the importance of the events at these sites in the greater Civil Rights Movement in the United States.

Both Buildings – work will include:

a. Consideration for thermal performance of the building envelop NPS is amenable to considering introduction of roof insulation, as this treatment typically provides reliable improvement in thermal performance without compromising the integrity of the historic structure. Additionally, installation of storm sash in the interior or exterior of the house typically provides reliable improvement in thermal performance without compromising the integrity of the historic structure. Treatments that are invasive and call for extensive disturbance of historic materials with associated potential for damage are understood to be an Adverse Effect. Following conceptual consideration of thermal performance improvement proposals, NPS will make a guiding decision regarding the extent of thermal performance to be achieved during the project. Standard practices for treatment of historic roof assemblies and wall assemblies would apply to this scope (refer to NPS Preservation Brief 3 for concepts and approaches that are consistent with the Standards.)

b. Exterior Envelope: The project scope includes returning the building envelop to good condition: attractive, watertight, and weatherproof. The project scope includes masonry cleaning, repair and repointing at building walls; (refer to NPS Preservation Briefs 1, 2 and 6 for concepts and approaches that are consistent with the Standards.) For wood surfaces, NPS anticipates the need for new coatings to be linseed oil based and vapor permeable, to provide long service life on repaired materials. Standard practices for preservation and repair of historic materials apply to this scope, including selective replacement in-kind for materials deteriorated beyond repair (refer to NPS Preservation Briefs 4, 9, 10, 39, and 45 for concepts and approach that are consistent with the Standards.)

c. Interior Finishes: Interior finishes and materials will be affected by infrastructure improvements and have localized repair needs (refer to NPS Preservation Briefs 21 and 28 for concepts and approaches that are consistent with the Standards). Older paint coatings on the building interior may include lead-based paint, which require stabilization.

d. Creation of an ABAAS-compliant, universally accessible path of travel through the building interior. In carrying out analysis and design development for ABAAS standards, contractor shall fully utilize Advisory F202.5 Alterations for Qualified Historic Buildings and Facilities, which provides for exceptions to alterations that would threaten or destroy the historic significance of the building or facility.

Rehabilitation work at the Greyhound Bus Depot will include:

a. abatement of hazardous materials (e.g., lead-containing materials and asbestos-containing materials).

b. demolition of non-historic elements.

c. rehabilitation of Interior surfaces and materials (including removal and replacement of damaged ceiling tiles).

d. interpretive and/or architectural treatment to allow visitors to understand the interior spaces of the depot including the segregated waiting rooms and other spaces.

e. historic restrooms shall be treated as passive spaces for interpretation only and will not be managed as working restrooms. Water service to the restrooms will be removed.

f. installation of approximately 2,300 ft² of interior CMU wall and trim to support the goal of recapturing the historic interior configuration of the depot.

g. preservation, repair and selective component replacement of the 2,900 ft² roof and canopy, and roof drain leaders.

h. repair of historic architectural defining features including historic windows and doors.

i. upgrades to the building's mechanical, electrical, HVAC, and plumbing systems; and

j. installation of new fire detection, suppression, alarm, and security alarm and surveillance systems.

Rehabilitation work at the Mural Building will include:

a. abatement of hazardous materials (e.g., lead-containing materials and asbestos-containing materials); and

b. upgrades to mechanical, electrical, HVAC, plumbing, fire detection and suppression systems; and

c. Mural Building work includes creation of a visitor contact space and restrooms, employee area, office, and multi-use space for viewing films, classroom, Eastern National sales, employee work areas, and exterior building and site improvements.

Submittal Contents: Interested (small and large) businesses should submit the following information:

(1) Company name, DUNS number, address, point of contact, telephone number, and email address.
(2) Business type: Classification as a Large or Small Business under the above listed NAICS, Small Business Administration (SBA) certified Historically Underutilized Business Zone (HUBZone), Veteran-Owned Small Businesses (VOSB), Service-Disabled Veteran-Owned Small Businesses (SDVOSB), SBA certified Woman Owned Small Business (WOSB), Economically Disadvantaged Woman Owned Small Business (EDWOSB). The size of a small business firm includes all parents, subsidiaries, affiliates, etc.—see 13 CFR 121.108.) Misrepresentation of size status can result in penalties.
(3) Statement regarding your company's bonding capacity. Letters from bonding companies are not required at this time.
(4) Information demonstrating experience and capability on projects of same or similar size, scope and magnitude, and constructed under similar conditions**.**

(5) In addition businesses may submit existing marketing materials such as capability statements and brochures.
(6) **Complete attached Questionnaire (Document "A14_Sources Sought Questionnaire")**

Submittal Due Date/Time: December 13, 2024, 03:00 PM Mountain Time

Submit To: Contracting Officer, Cary Atwood, cary_atwood@nps.gov
Contract Specialist, Carlos Garcia, carlos_garcia@nps.gov