

DENVER SERVICE CENTER

50 YEARS OF SERVICE

NATIONAL PARK SERVICE • [NPS.GOV/DSC](https://www.nps.gov/dsc)

Contracting Services

Industry Day's

May 2022





Agenda

- Welcome
- Denver Service Center
- General Contracting Information
- Contracting Process
- Projects





Denver Service Center

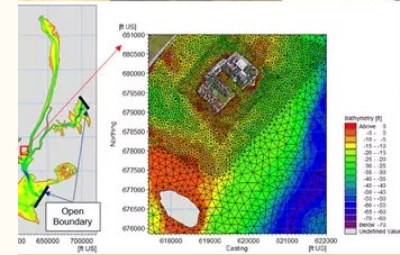
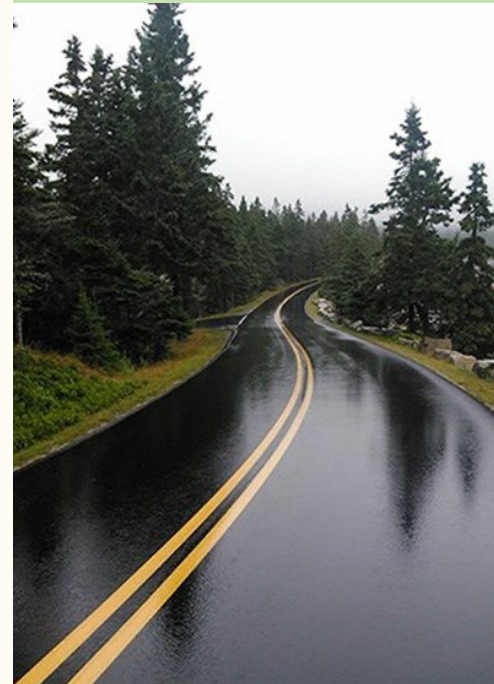
As the central planning, design, and construction management office for the National Park Service, DSC provides start-to-finish project management and delivery.

The Contracting Services Division's mission is to deliver efficient, innovative acquisition solutions and sound business advice.



We offer a full range of purchasing services specializing in Architect/Engineer (A/E), construction, and construction management contracting.

Our Contracting professionals serve as business advisors while also strictly adhering to policies and procedures specified in the Federal Acquisition Regulation and National Park Service policy.



The Design and Construction Divisions are responsible for the project management of line-item construction, park funded projects, and large-scale partnership projects nationwide.





General Contracting Information

- Delivery Method
 - Design-Bid-Build
 - Design-Build
 - Brooks Act (A/E)
 - MATOC's
- Contract Type – Firm Fixed-Price
- Best Value – No Sealed Bid/Low Bid
- Construction Wage Rate Requirements (Davis Bacon Act)





General Contracting Information (cont.)

- Bonding and Insurance
 - Performance and Payment Bonds – 100% of Contract Value
 - Proof of Insurance (Prime and Subcontractors)
- On-Site Construction Management Inspection (Contractor or COR)
- Monthly Progress Payments Based on Percentage of Work Complete
- Liquidated Damages





Contracting Process



Market Research

Solicitation



Administration





Market Research

- Takes up to 2 months; Completed 6 months before solicitation
- Comprehensive market research documentation.
 - NPS Policy Office approval required for all acquisitions greater than >\$250K
 - SBA approval required for all unrestricted full and open actions
- Projects screened for set-asides before advertisement
 - 8(a)
 - HUBZone
 - Service-Disabled, Veteran-Owned
 - Women-Owned
 - Small Business





Market Research

- Dynamic Small Business Profile
 - Keep DSBS and SAM current (updated every 2 months)
 - NAICS Codes
 - Bonding Limits
 - Capability Narrative
 - Keywords (historic, renovation, preservation, Design/Build, LEED, etc.)
 - References





Market Research

- Sources Sought
 - Look for them and respond!!
 - Submit same or similar experience and enough detail showing good fit:
 - Client name, project title, amount, period of performance, description
 - 6 pages or less by the due date
 - Unacceptable Responses
 - “We are interested”, “if this goes out as a set-aside, send me the solicitation”, voice mails, late responses
- Other types of Market Research include presolicitation conferences, communications with other Government agencies, Industry Days, etc.





Solicitation - Competitive

- Best Value Tradeoff
 - May or may not award to low price or high technical
 - Evaluation considerations may include
 - Quality
 - Low risk
 - Reliability
 - Innovation and approach
 - Experience and past performance
- Technical Ability
 - **PAY CLOSE ATTENTION:**
 - Section L – Instructions to Offerors
 - Section M – Evaluation Factors
- Price
 - Submit best price up front
 - Don't buy in





Solicitation – Sole Source 8(a)

- Fair and Reasonable Pricing
 - Competitive subcontractor quotes
 - Compare to market rates
 - Clear price breakdown
 - Subject to external review and audit





Solicitation – MATOC RFP/RFQ

- Several different types of MATOC's
 - DOI – Alt/Repair, Geotechnical, A/E, Design/Build
 - NPS
- RFP or RFQ – depending on complexity of requirement
- Competed within the pool only





NPS FY22 – Small Business Goals

| SIZE & SOCIO-ECONOMIC STATUS | PRIME % of all \$ awarded | SUB % of subcontract \$ awarded |
|---|----------------------------------|--|
| Small Business | 49% | 44% |
| Small Disadvantaged Business (SDB) | 37% | 5% |
| 8(a) Program | NA | NA |
| Service-Disabled, Veteran-Owned (SDVOSB) | 5% | 5% |
| Woman-Owned | 3% | 3% |
| HUBZone | 3% | 3% |





System for Award Management (SAM)

- www.sam.gov
 - One stop for all Government registration requirements
 - No cost to register
 - Prime Contractors must be registered
 - Plan ahead – takes up to 60 days with specific paperwork requirements





Administration

- Be responsible. Manage your project and project team
- Understand contract terms, scope, schedule, and budget
- Know the roles and responsibilities of the NPS team
- Be timely with submittals and responsive
- Participate in all meetings
- Keep daily logs





PROJECTS!

FY23 - Great American Outdoors Act Projects

| Station or Unit Name | Project Title | State | Estimated Price Range |
|---|--|--------|-----------------------|
| Boston National Historical Park | Rehabilitate Building 107 and Demolish Hoosac Stores Warehouse Building - Phase I | MA | \$30-50M |
| Chickamauga & Chattanooga National Military Park | Repair, Rehabilitation, Reconstruction of Roads and Parking | GA | \$5-10M |
| Clara Barton National Historic Site | Rehabilitate the Clara Barton National Historic Site | MD | \$10-20M |
| Craters Of The Moon National Monument & Preserve, Hagerman Fossil Beds National Monument, Minidoka National Historic Site | Rehabilitate Operational Buildings at Idaho Parks | ID | \$10-20M |
| Delaware Water Gap National Recreation Area | Rehabilitate and Repair Critical Sections of Old Mine Road | NJ | \$10-20M |
| Everglades National Park | Rehabilitate Parkwide Water and Wastewater Systems | FL | \$30-50M |
| Fort Sumter and Fort Moultrie National Historical Park | Repair or Replace Docks at Ft Moultrie and Liberty Square | SC | \$10-20M |
| Freedom Riders National Monument, Birmingham Civil Rights National Monument | Rehabilitate Civil Rights Related Structures Including the Greyhound Bus Depot, Mural Building, and Interior of A. G. Gaston Motel | AL | \$5-10M |
| Gateway National Recreation Area | Rehabilitate Deteriorated and Failing Mission-Critical Utility System Infrastructure - Phase I | NY | \$30-50M |
| George Washington Carver National Monument, Ozark National Scenic Riverways, Wilson's Creek National Battlefield | Complete Pavement Rehabilitation on High-Priority NPS Roads in Missouri | MO | \$10-20M |
| Glen Canyon National Recreation Area | Rehabilitate Critical Utility Systems | AZ, UT | \$50-70M |
| Golden Gate National Recreation Area | Stabilize and Rehabilitate Alcatraz Island Historic Structures | CA | \$50-70M |
| Grand Canyon National Park | Rehabilitate the North Rim and Roaring Springs Utility Systems - Phase I | AZ | \$50-70M |
| Great Basin National Park | Rehabilitate Deteriorated Wastewater Collection and Water Distribution Systems | NV | \$5-10M |
| Haleakala National Park, Hawaii Volcanoes National Park, Kalaupapa National Historical Park | Rehabilitate Perimeter Fences to Protect Park Resources | HI | \$20-30m |
| Hot Springs National Park | Rehabilitate Historic Bathhouses | AR | \$10-20M |
| Independence National Historical Park | Rehabilitate the Interior and Exterior of First Bank | PA | \$20-30m |
| Indiana Dunes National Park | Rehabilitate Historic Structures | IN | \$10-20M |
| Natchez Trace Parkway | Rehabilitate Sections of the Natchez Trace Parkway - Phase II | MS | \$30-50M |
| National Mall & Memorial Parks | Rehabilitate Seawalls and Shoreline Landscape at the Tidal Basin and West Potomac Park | DC | <\$100M |
| New River Gorge National Park and Preserve | Remove Excess Structures and Abandoned Buildings Parkwide and Address Utility Needs – Phase I | WV | <\$5M |
| Petrified Forest National Park | Rehabilitate Painted Desert Community Complex | AZ | \$30-50M |
| Pictured Rocks National Lakeshore, Sleeping Bear Dunes National Lakeshore | Complete Pavement Rehabilitation on High-Priority NPS Roads in Michigan | MI | \$5-10M |
| San Francisco Maritime National Historical Park | Rehabilitate Hyde Street Pier and the National Historic Landmark Eureka Ferryboat | CA | \$80-100M |
| Virgin Islands National Park | Replace Cinnamon Bay Wastewater Treatment Plant and Trunk Bay Reverse Osmosis Plant | VI | <\$5M |
| Yellowstone National Park | Rehabilitate Old Faithful Wastewater Collection & Treatment System | WY | \$30-50M |





PROJECTS!

FY23 - Line Item Construction

| Station or Unit Name | Project Title | State | Obligation Estimate |
|--|--|-------|---------------------|
| National Mall and Memorial Parks | Repair Lincoln Reflecting Pool to Prevent Water Loss | DC | <\$5M |
| Wolf Trap National Park for the Performing Arts | Replace Stage Lighting Components | VA | <\$5M |
| Colonial National Historical Park | Repair Jones Mill Pond Dam | VA | \$5-10M |
| Great Smoky Mountains National Park | Rehabilitate Laurel Falls Trail | TN | \$5-10M |
| Martin Luther King, Jr. National Historical Park | Rehabilitate 501 Auburn Avenue | GA | <\$5M |
| North Cascades National Park | Replace Stehekin Wastewater Treatment Plant | WA | \$10-20M |
| National Capital Parks-East | Modify United States Park Police Aviation Building for Fire Protection and Suppression | DC | \$5-10M |
| Knife River Indian Villages National Historic Site | Stabilize Riverbank to Protect Archeological Resources and Infrastructure | ND | \$5-10M |
| George Rogers Clark National Historical Park | Repair Lincoln Memorial Bridge Approach and Rehabilitate Railroad Bed | IN | \$5-10M |
| Mount Rushmore National Memorial | Rehabilitate and Expand Wastewater Treatment Plant | SD | \$10-20M |
| Lake Clark National Park & Preserve | Replace Two Housing Units Recently Destroyed in a Structural Fire | AK | <\$5M |
| White House | Upgrade Utilities Project G | DC | \$10-20M |
| Lewis and Clark National Historical Park | Upgrade One Mile Water Service To Provide Adequate Structural Fire Protection Flows | OR | <\$5M |





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