



Pre-Proposal Conference

YELLOWSTONE NATIONAL PARK MODULAR HOUSING MAMMOTH, CANYON, NE ENTRANCE

Solicitation: 140P2026R0078
NPS PMIS #: YELL 326141

August 18-19, 2026





Agenda

- WELCOME & INTRODUCTIONS : Lawrence Mason, DSC Project Manager
 - Agenda
 - Pre-Proposal Site Visit Logistics
- YELLOWSTONE NATIONAL PARK : Alicia Murphy, YELL Historian, Acting Chief of Cultural Resources
- PROJECT OVERVIEW : Lawrence Mason, DSC Project Manager
 - Location(s), Scope of Work, Project Phasing
 - NPS Modular Housing
- PROPOSAL INFORMATION : Vicki Freese-Supler, DSC Contracting Officer
 - Summary of Solicitation
- PROJECT SITE TOUR(s) : August 18 – Mammoth, August 19 – Canyon + NE Entrance
- PRE-PROPOSAL CONFERENCE QUESTIONS : Vicki Freese-Supler, DSC Contracting Officer
- CONCLUSION : DSC PM + CO staff



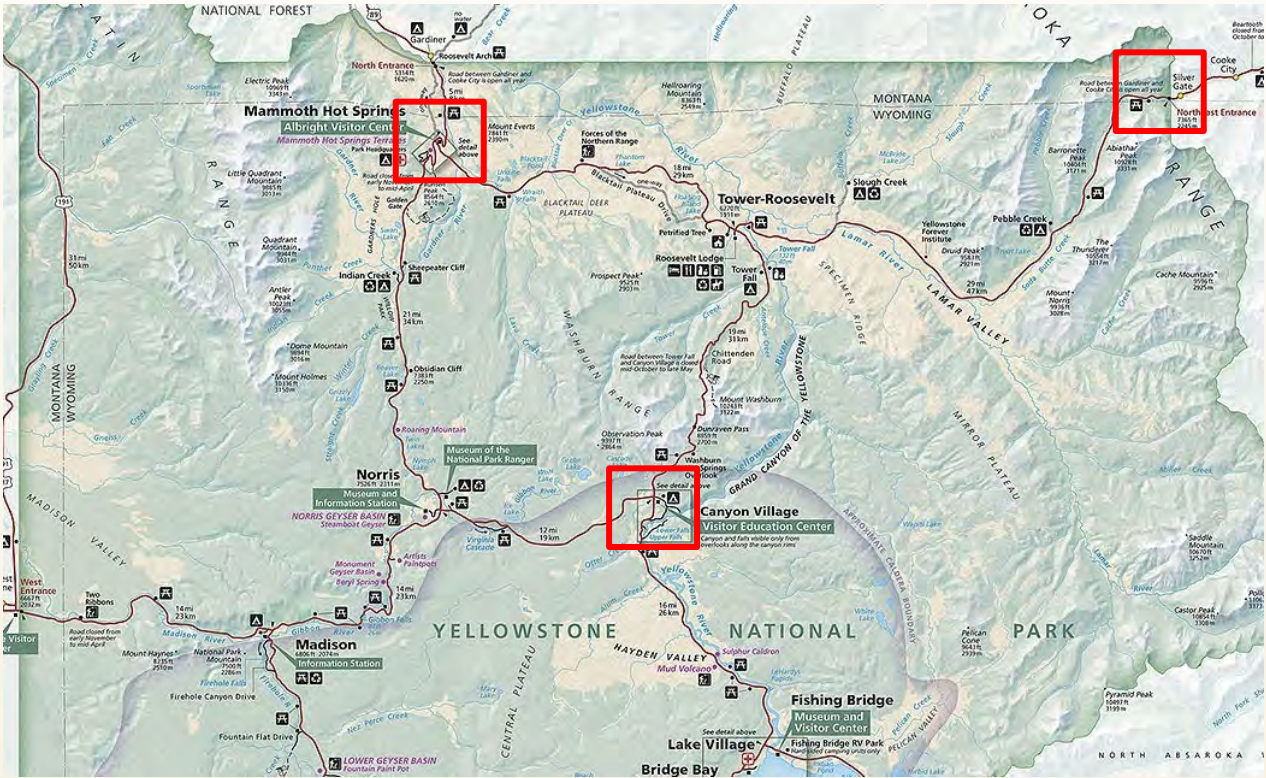
NPS – Yellowstone Modular Housing



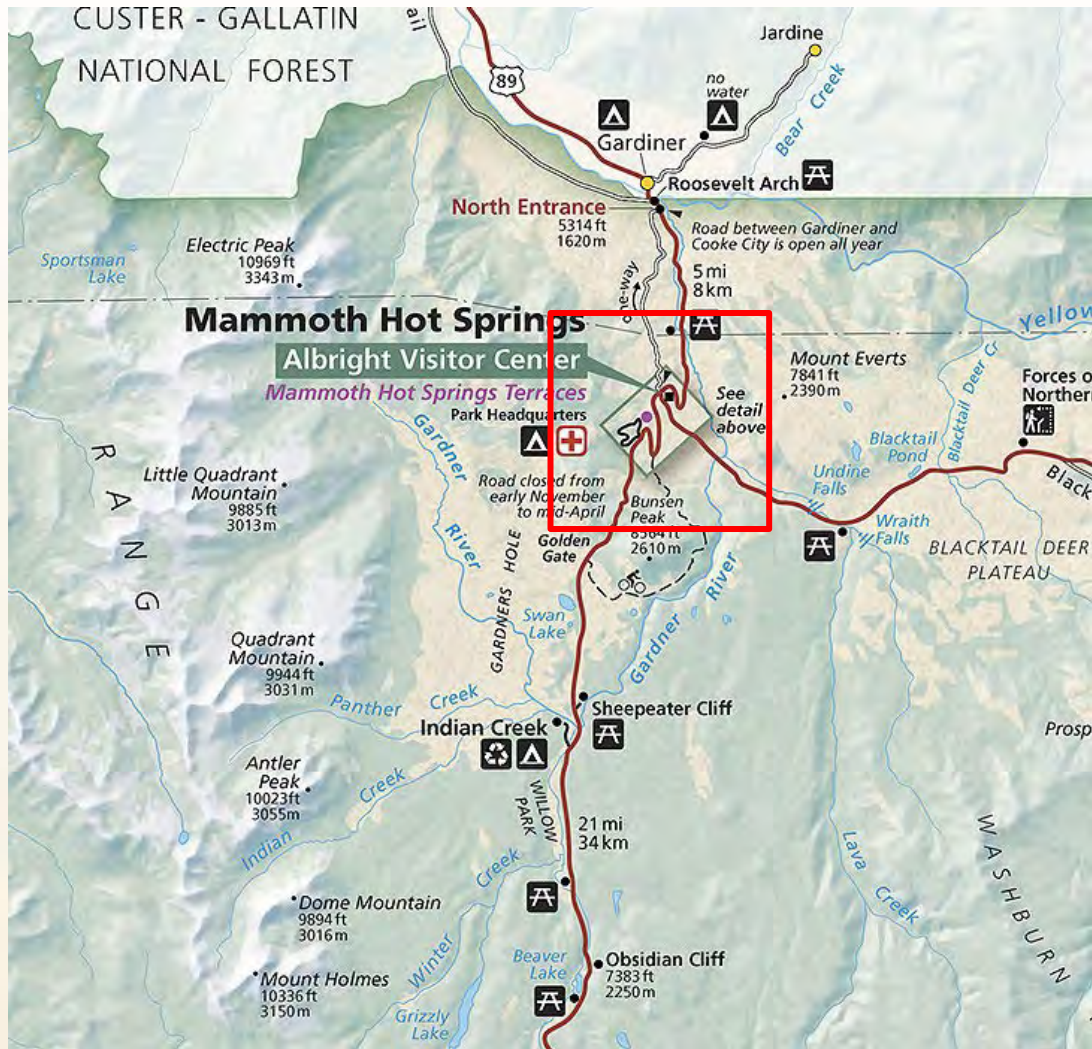
NPS – Yellowstone Modular Housing



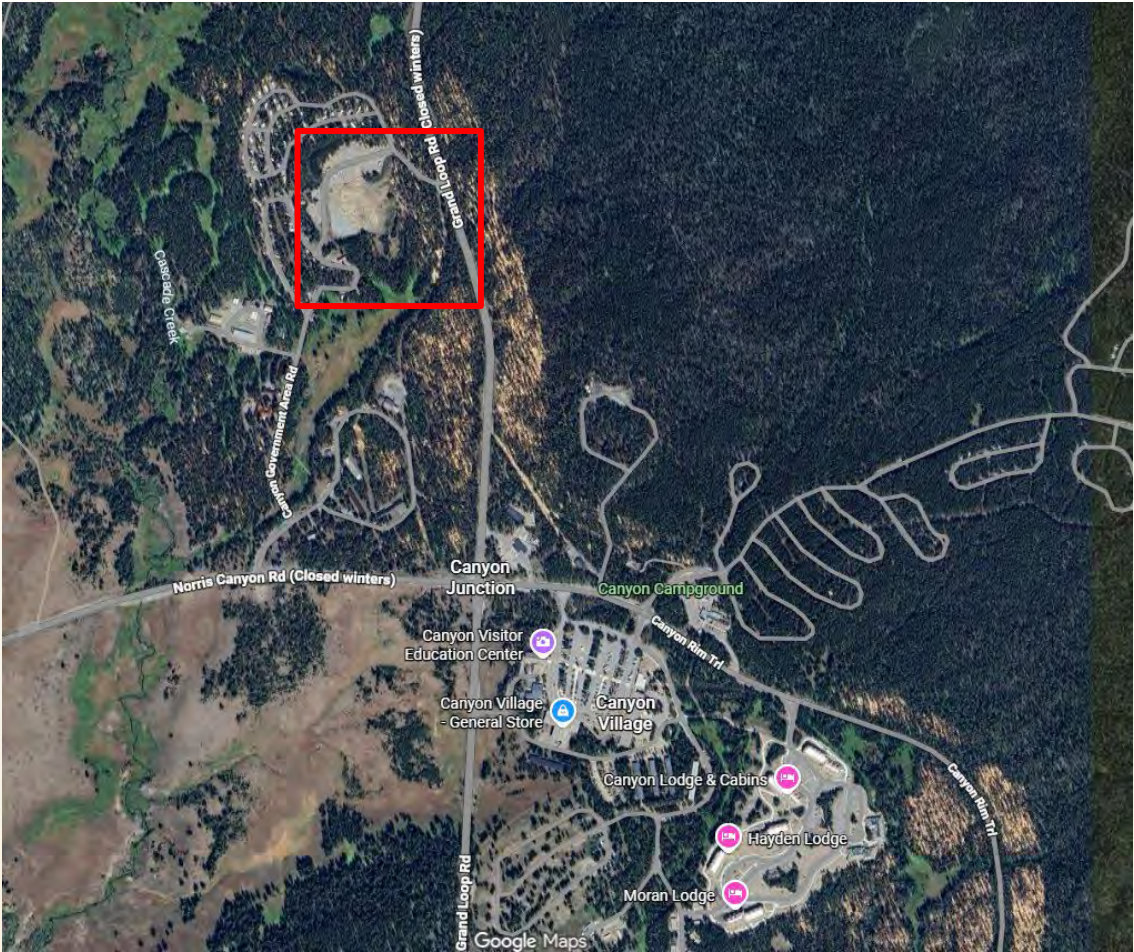
Project Location



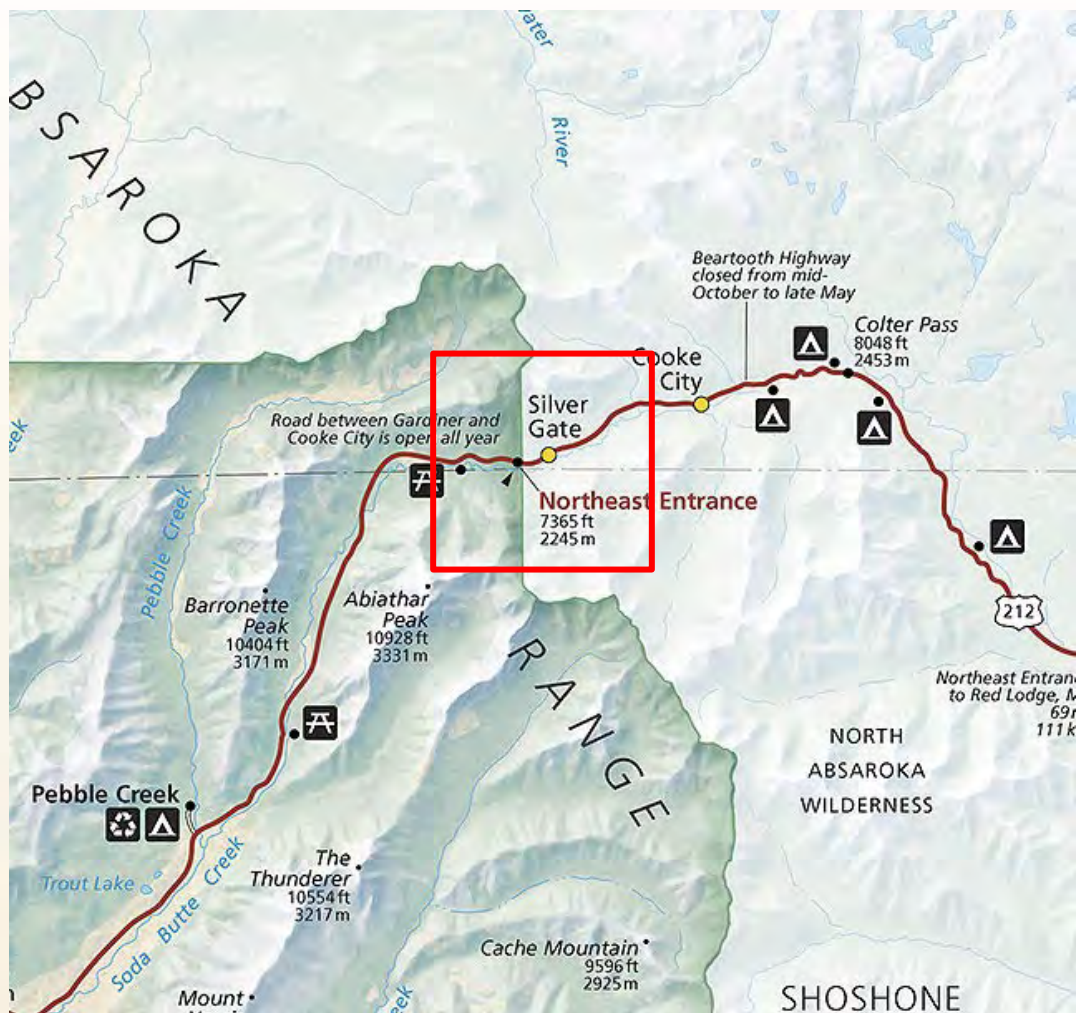
Location Map



MAMMOTH



CANYON



NORTH-EAST



Yellowstone History

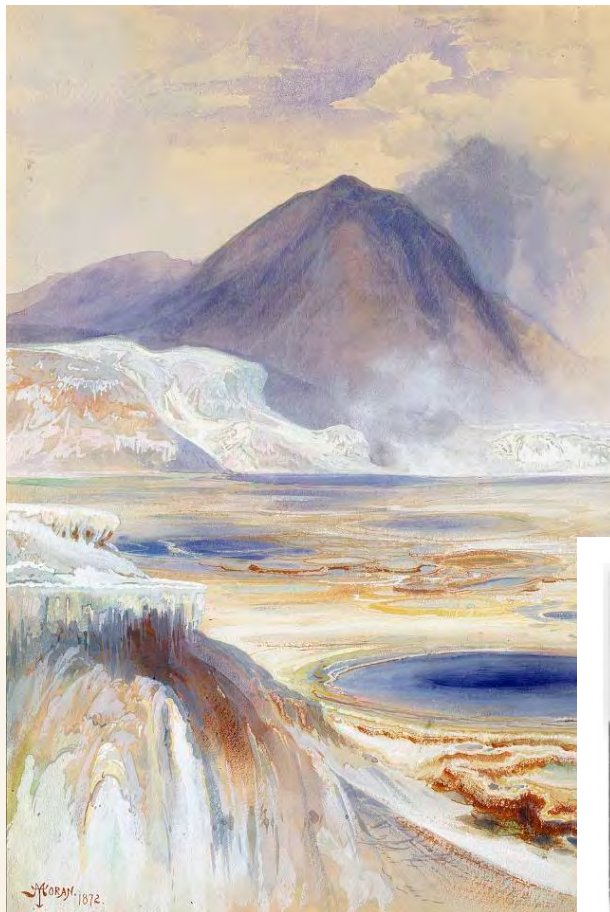
Yellowstone National Park established in 1872 after sketches and photographs of wonders like Mammoth Hot Springs and the Grand Canyon of the Yellowstone impress Congress.

Railroad arrived in 1883, allowing easier visitor access.

Automobiles allowed into the park in 1915, making visits easier and more economical.

The US Army managed the park from 1886 through 1918.

National Park Service created in 1916.





Project Locations: Mammoth Hot Springs





Project Locations: Canyon Village





Project Locations: Northeast Entrance





Protecting Yellowstone...and Yourself







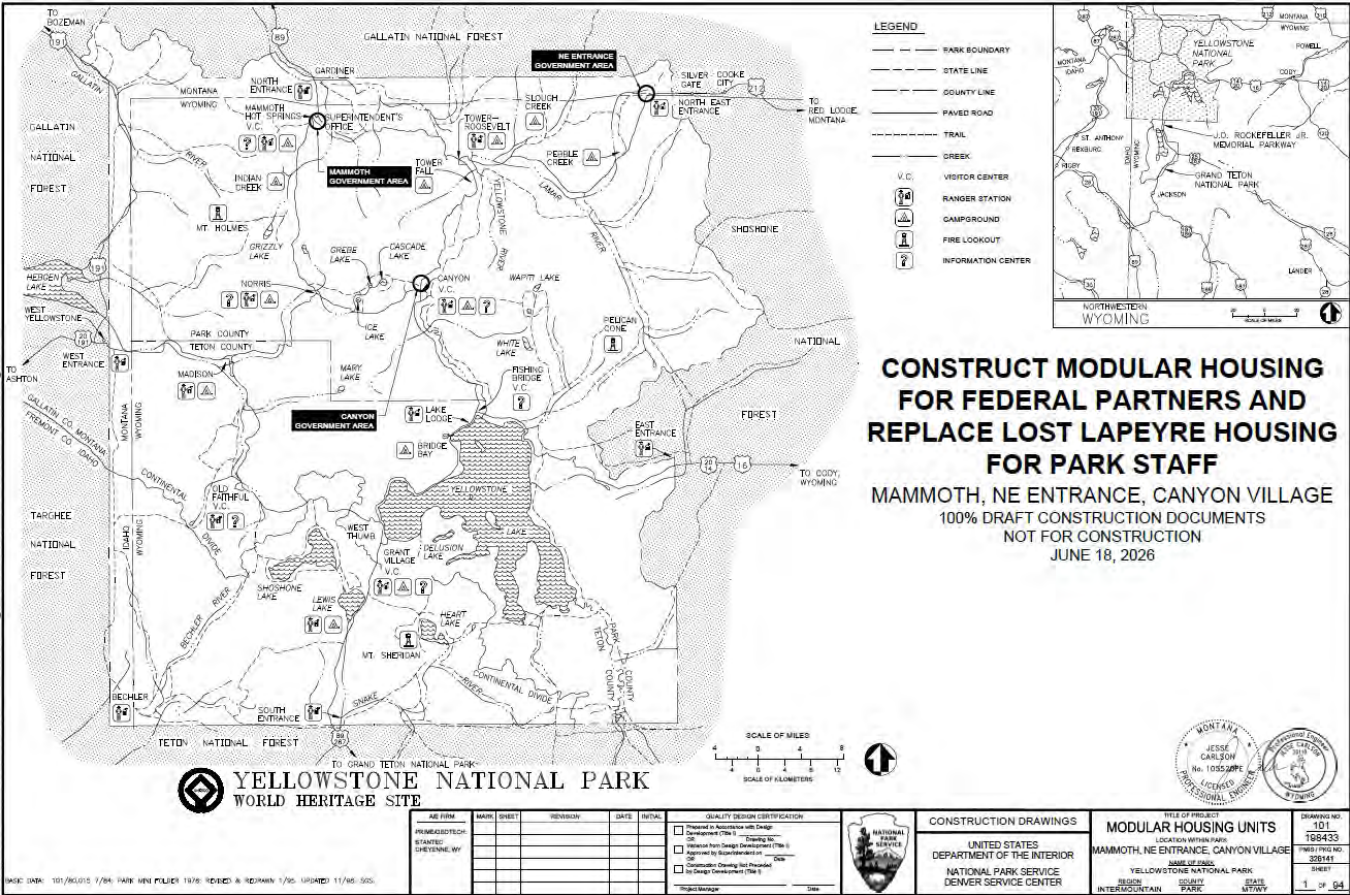








Resources



Resources for Project Information:

- Technical Plans AUG 2026 *
- Technical Specifications AUG 2026 *
- Specification Appendices AUG 2026 *
 - Geotech Report MAMMOTH **
 - Geotech Report CANYON **
 - Geotech Report NE ENTRANCE **
- * = *Included in solicitation*
- ** = *included in Spec Appendices*
- Pre-Solicitation documents are “pre-final”
(dated 22 JUL 2026)



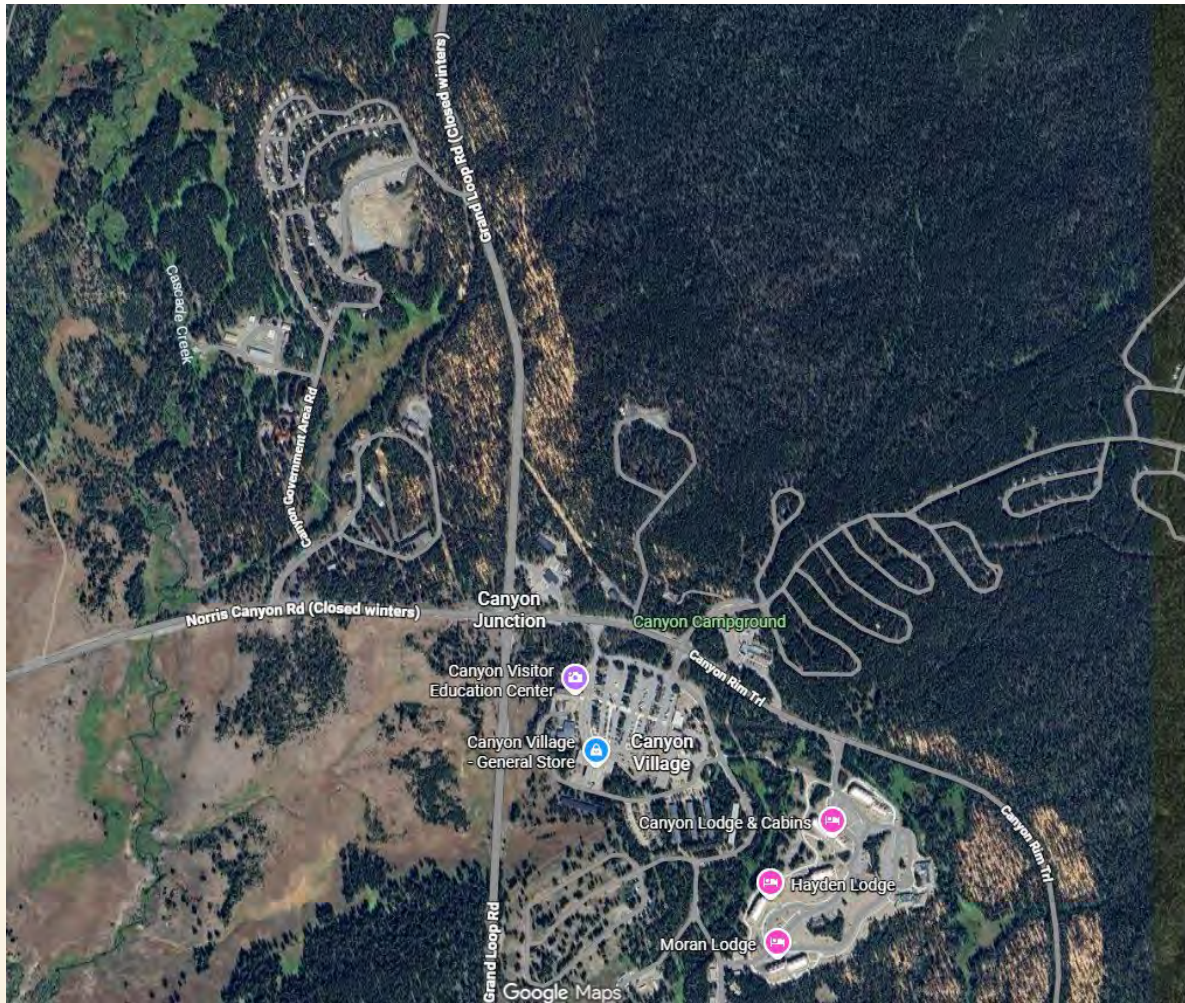
MAMMOTH



MAMMOTH AREA



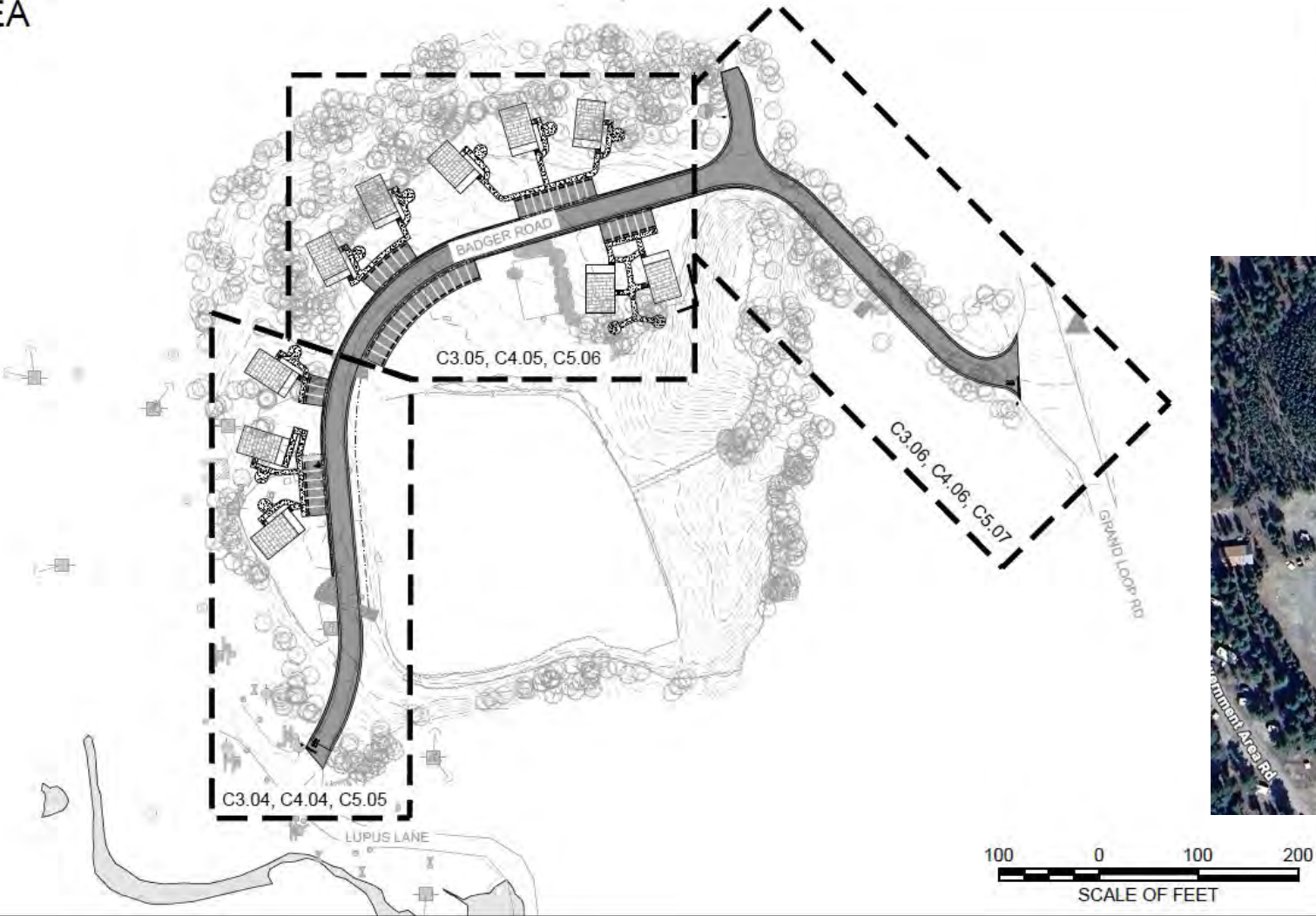
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CANYON



CANYON AREA



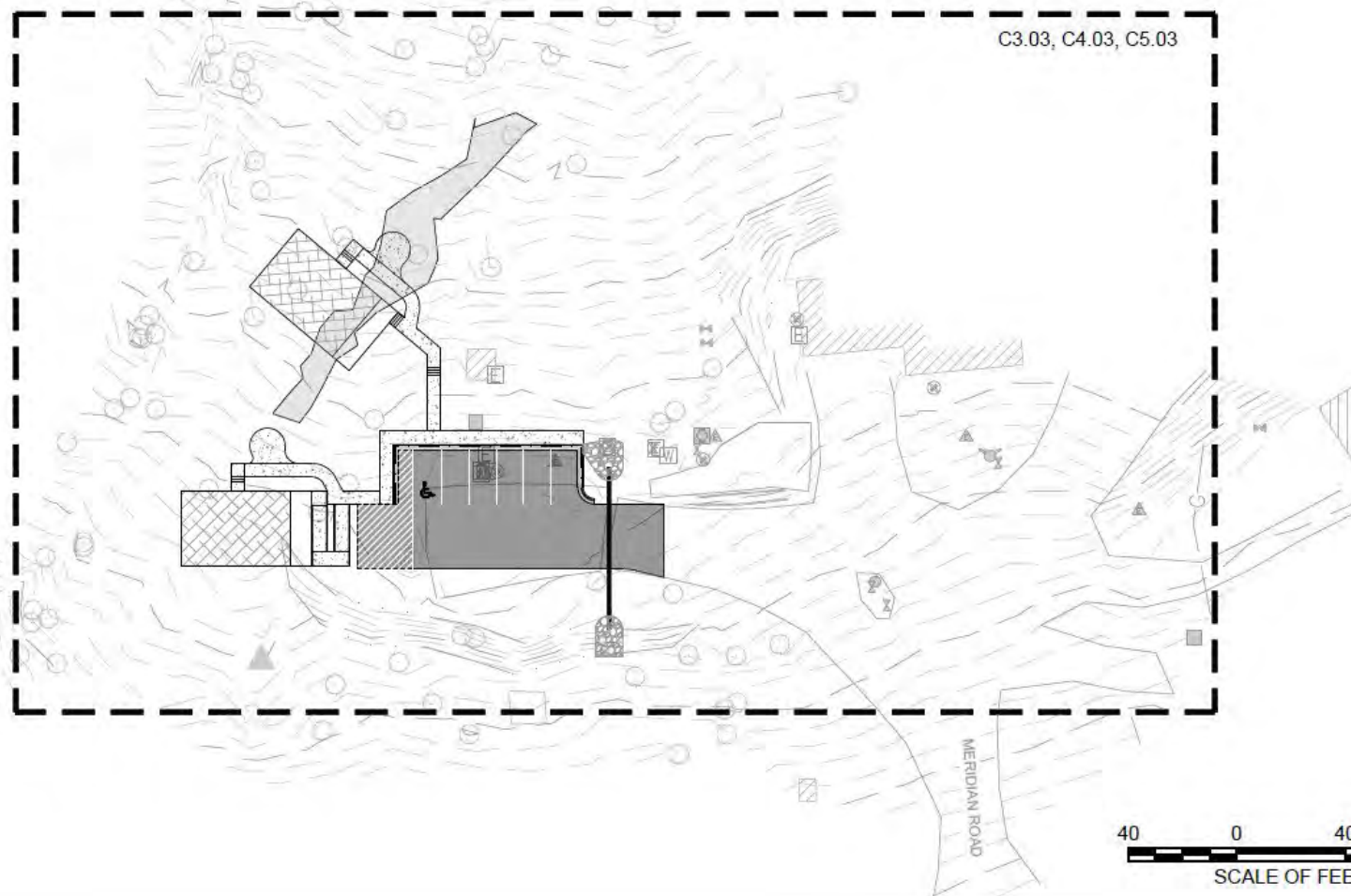
CANYON



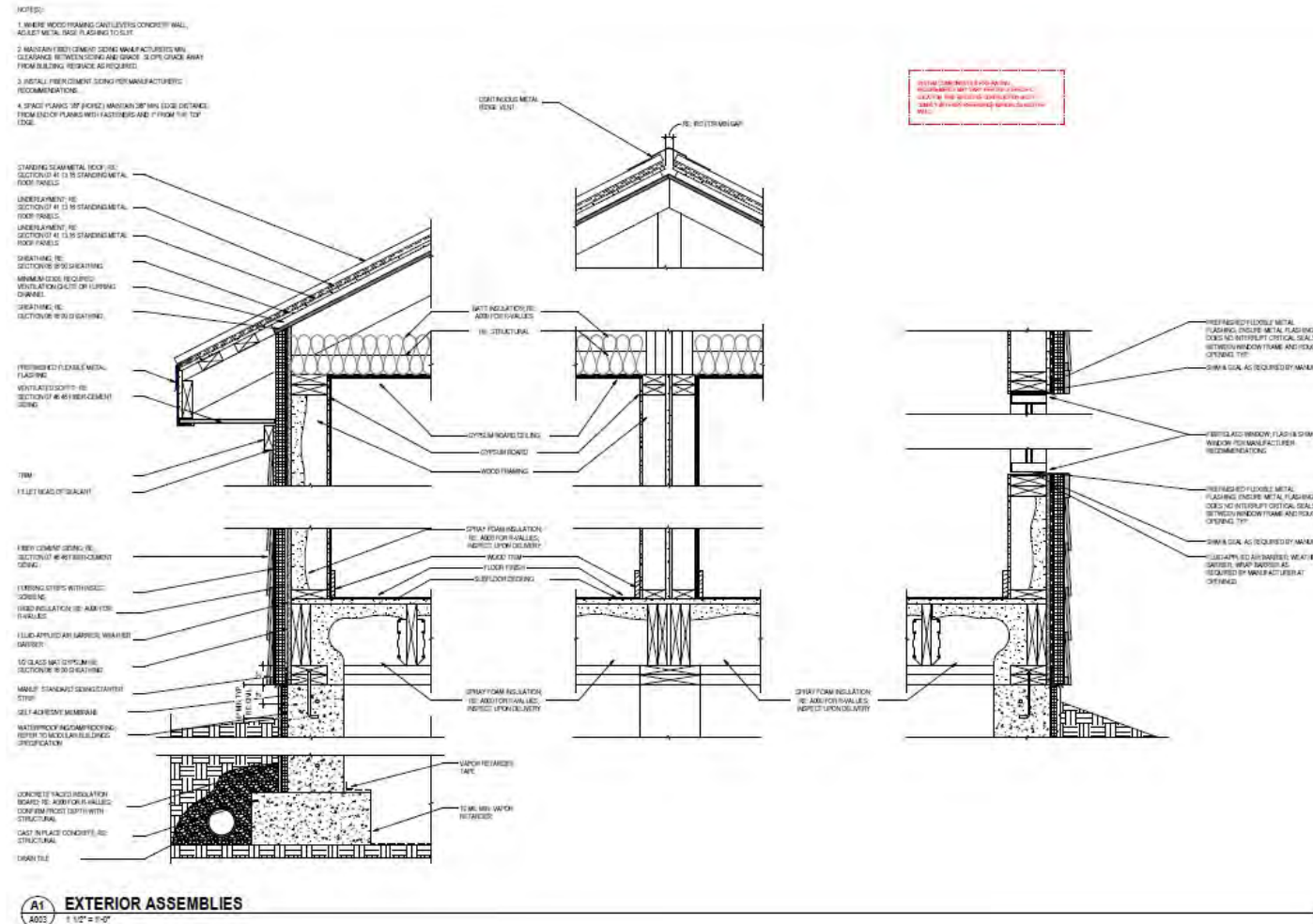
NE ENTRANCE



NORTHEAST ENTRANCE AREA

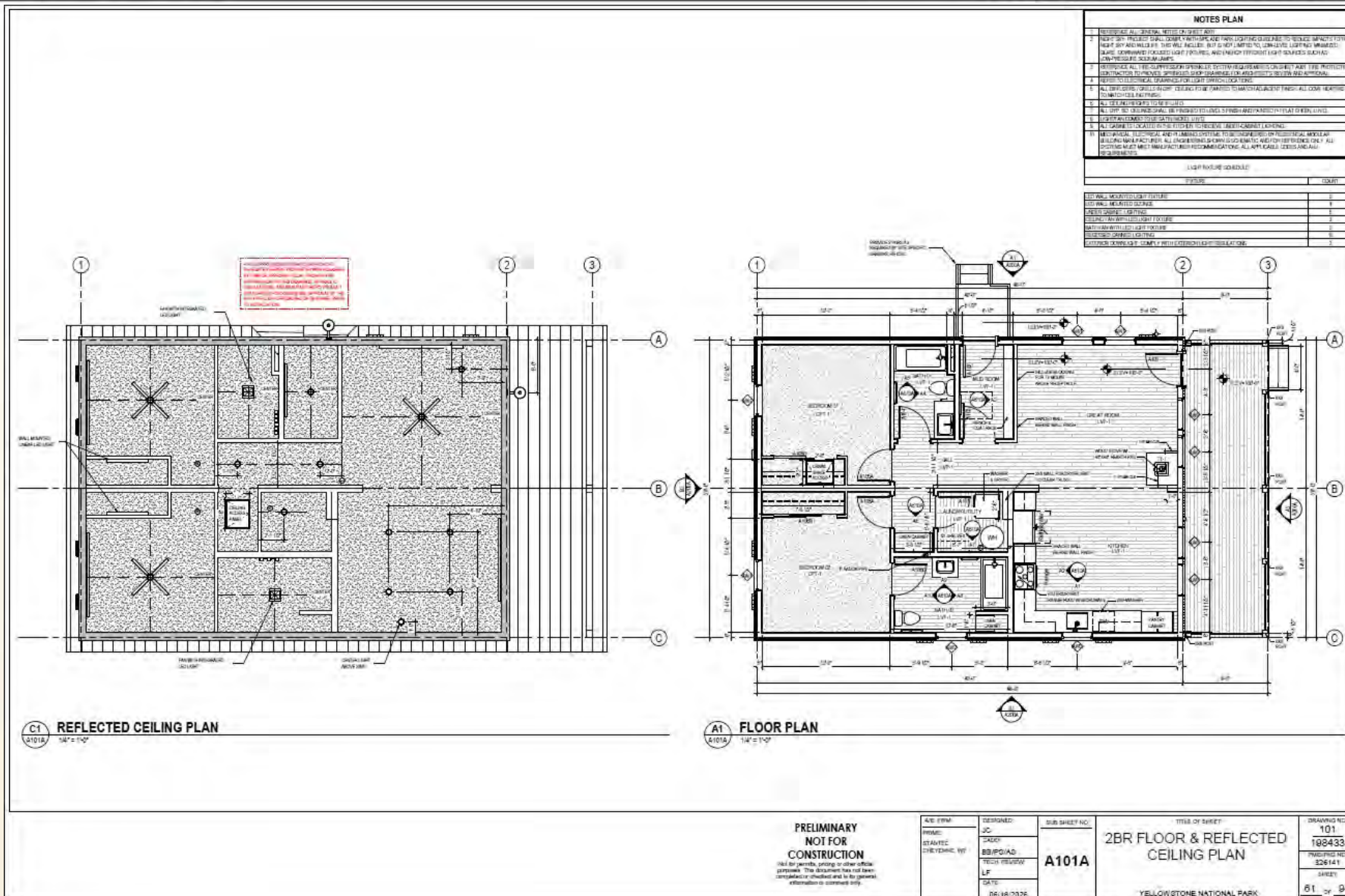


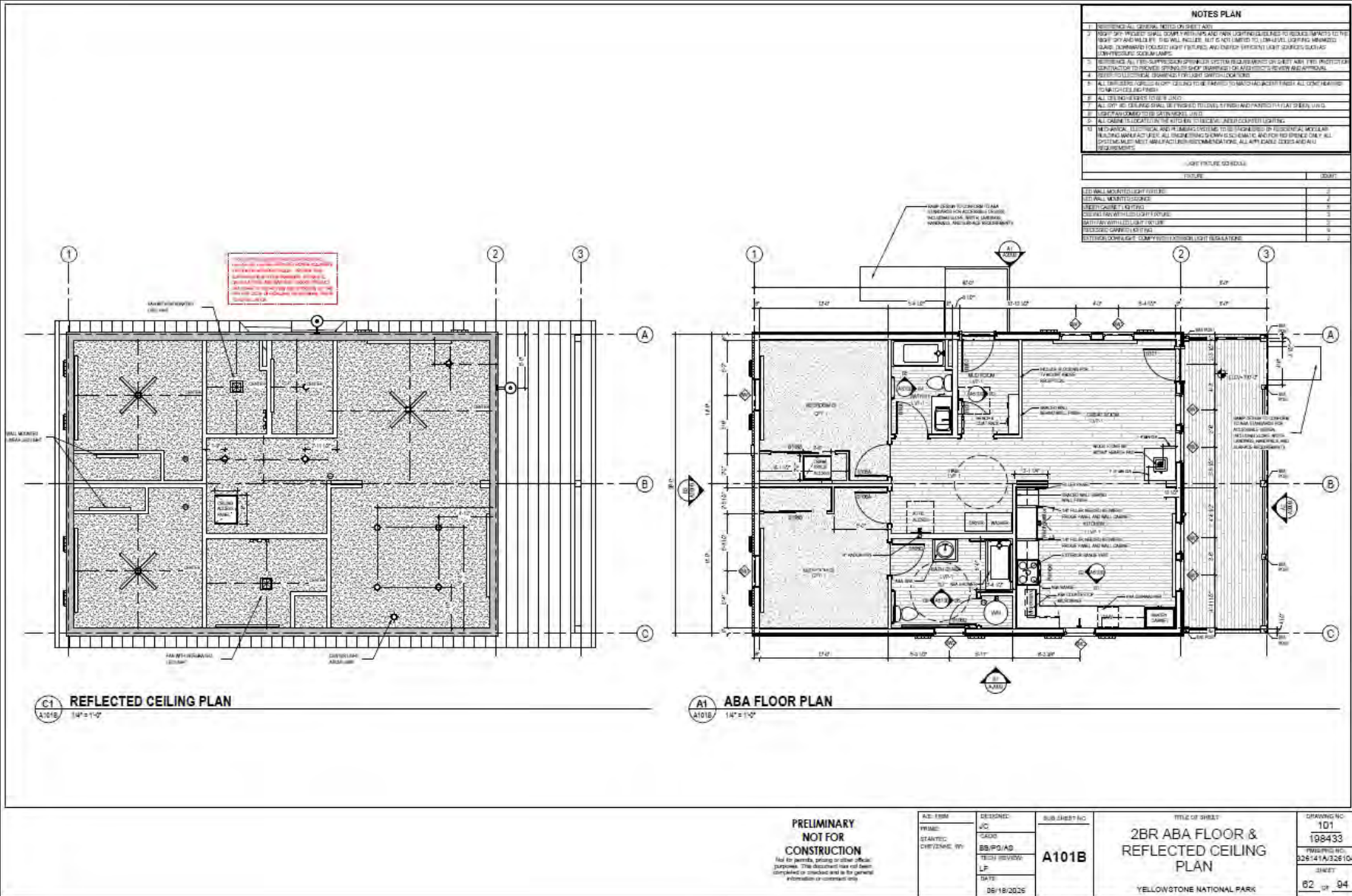
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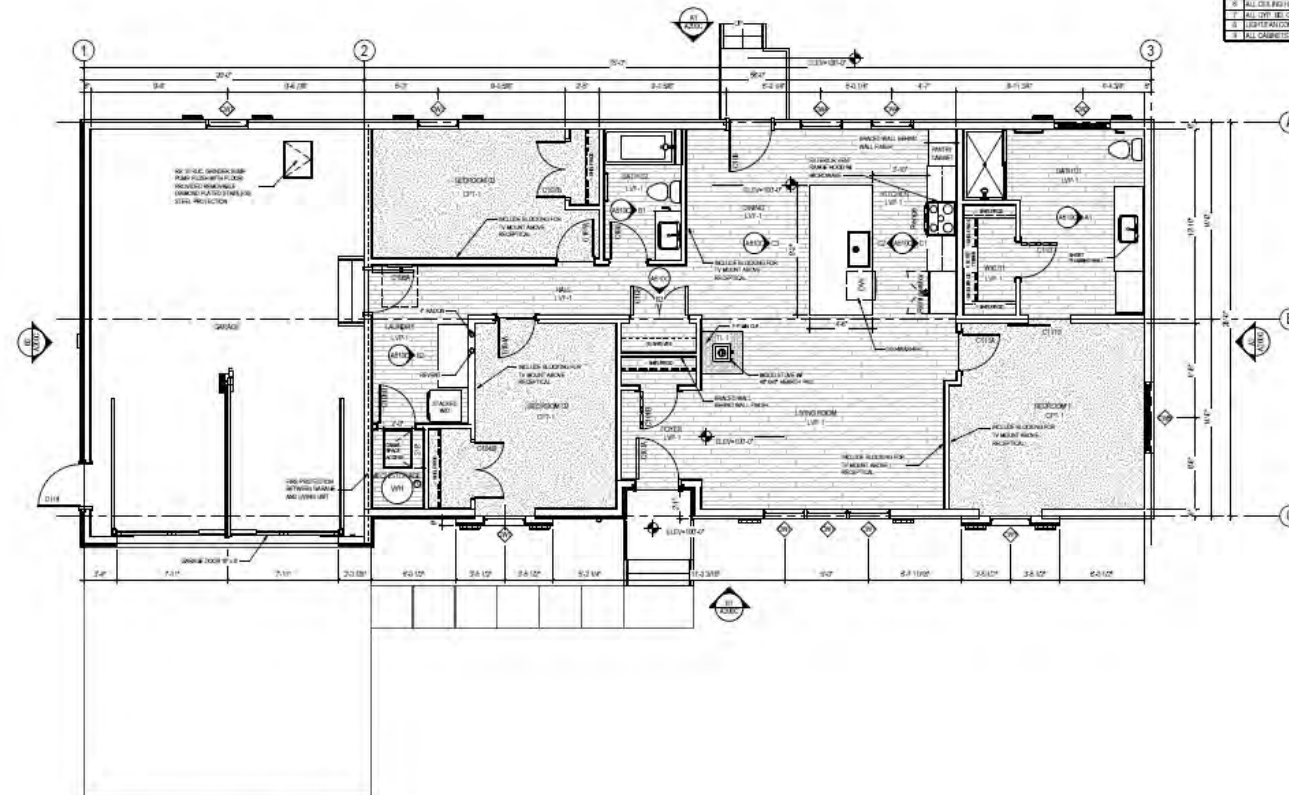


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A/E FROM	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME:	JC		ASSEMBLY	101
STANTIC CHRYSLER, NY	GADD			198433
	BB/PO/AD	A003		PENDING NO.
	TECH REVIEW			326141
	LF			SHEET
	DATE:			54 OF 8
	06/18/2026		YELLOW STONE NATIONAL PARK	





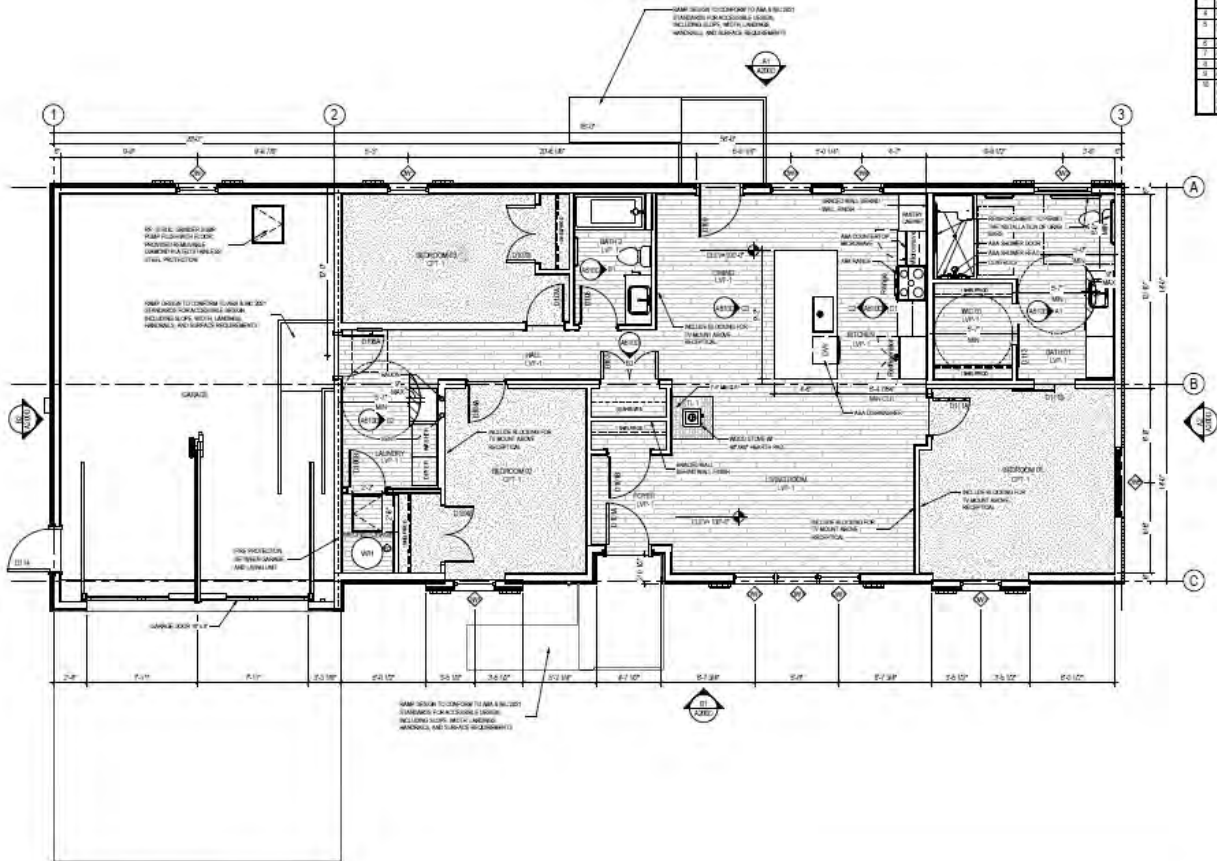


FLOOR PLAN

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A/S FROM	DRAWING	SUB SHEETING	TITLE OF SHEET	DRAWING NO.
FROM:	JC		3BR FLOOR PLAN	101
STAFF:	SADO			1984333
CITY/STATE: WY	BB/PO/AC	A101C		PROJECT NO.
	TECH REVIEW			325141
	LF			SHEET
DATE:				63 OF 8
06/18/2025			YELLOWSTONE NATIONAL PARK	



NOTES PLAN	
1	REFERENCE ALL GENERAL NOTES ON SHEET A01.
2	VERIFY ALL PROJECT SMALL COUNTRY REQUIREMENTS FROM LIGHTING SCHEDULES TO REDUCE IMPACTS TO THE NIGHT SKY AND WILDLIFE. THIS WILL INCLUDE, BUT IS NOT LIMITED TO, LOW-LEVEL LIGHTING, MINIMIZED GLARE, DOWNWARD-DIRECTED LIGHT FIXTURES, WELL-SCREENED OFF-ROAD LIGHT SOURCES SUCH AS CONVEYOR BELT LIGHTS, ETC.
3	REFERENCE ALL THE GLASS/SCREEN/SCREENED SYSTEM REQUIREMENTS ON SHEET A01. THE PROTECTION COMPARTMENT TO PROTECT SCREENS FROM DAMAGE FOR AESTHETIC, SEVERITY AND ANTI-CRASH.
4	REFER TO ELECTRICAL DRAWINGS FOR LIGHT SWITCH LOCATIONS.
5	ALL DIMENSIONS SHOWN IN THIS PLAN SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
6	ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
7	ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
8	ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
9	ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
10	ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

A1
ABA FLOOR PLAN
1/4" = 1'-0"

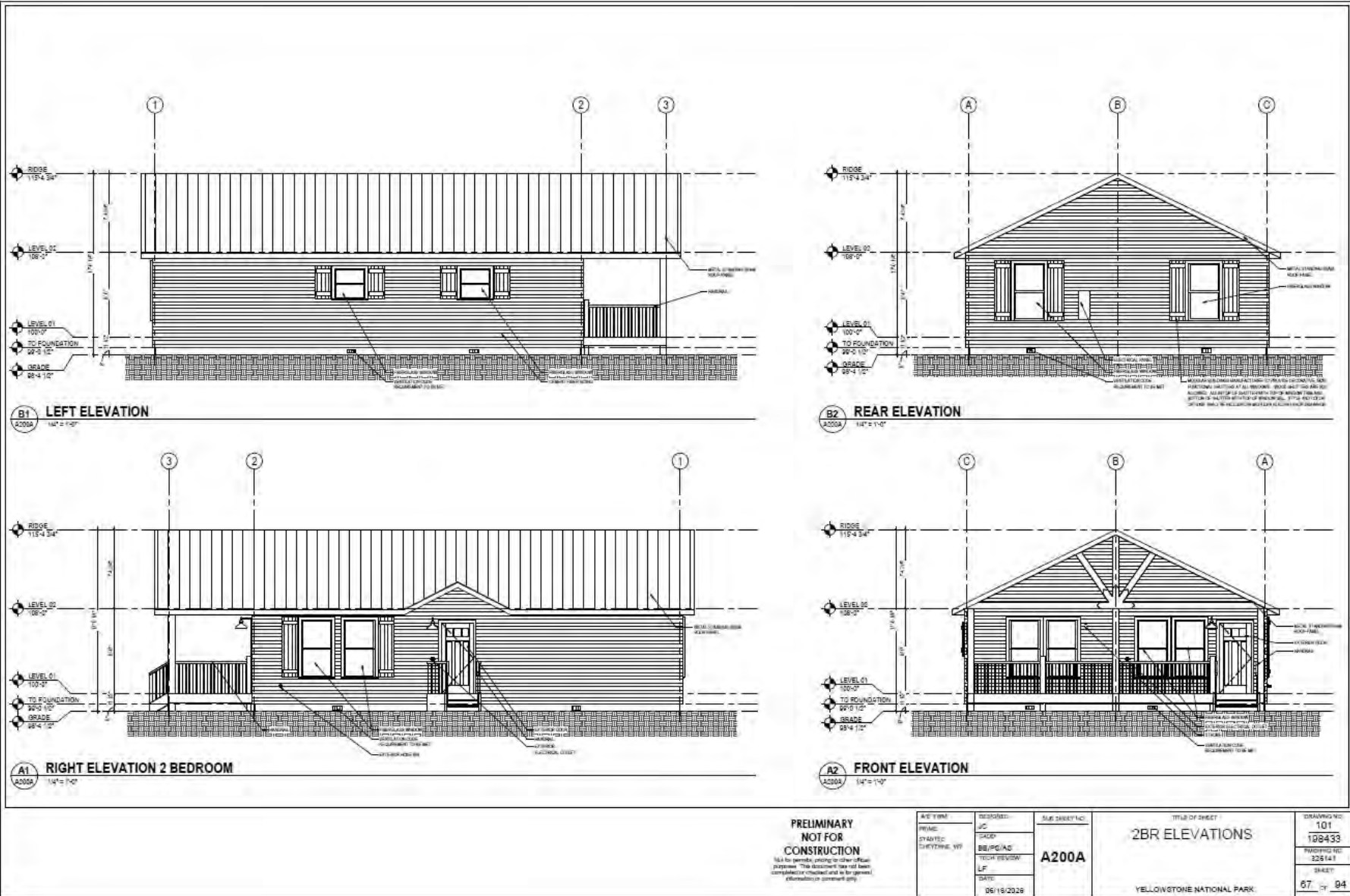
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DESIGNED: JC	DATE: 06/16/2026
PROJECT: STAT/VEC	
DESIGNED BY: BB/PO/AD	
TECH. REVIEW: LF	

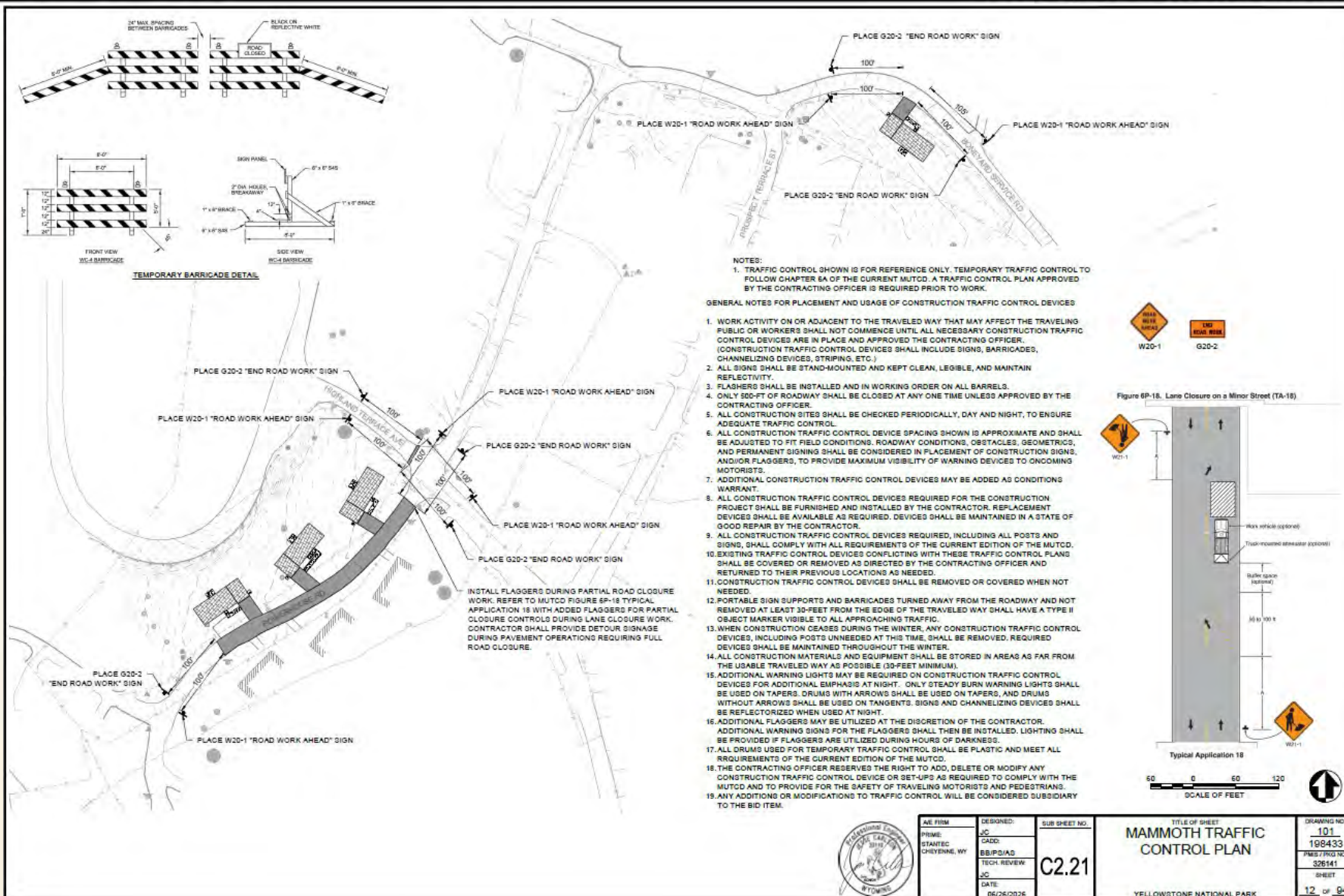
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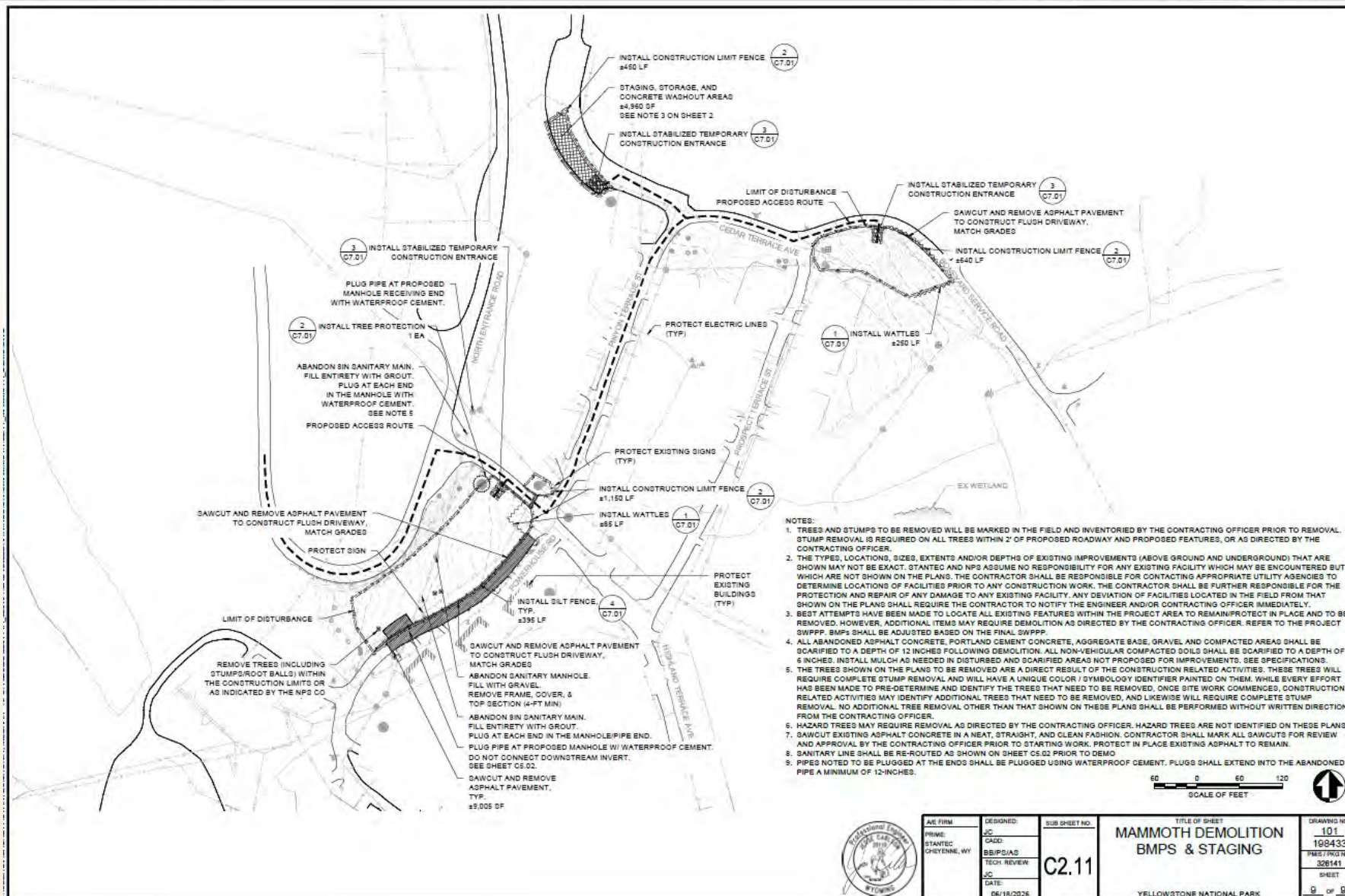
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YELLOWSTONE NATIONAL PARK

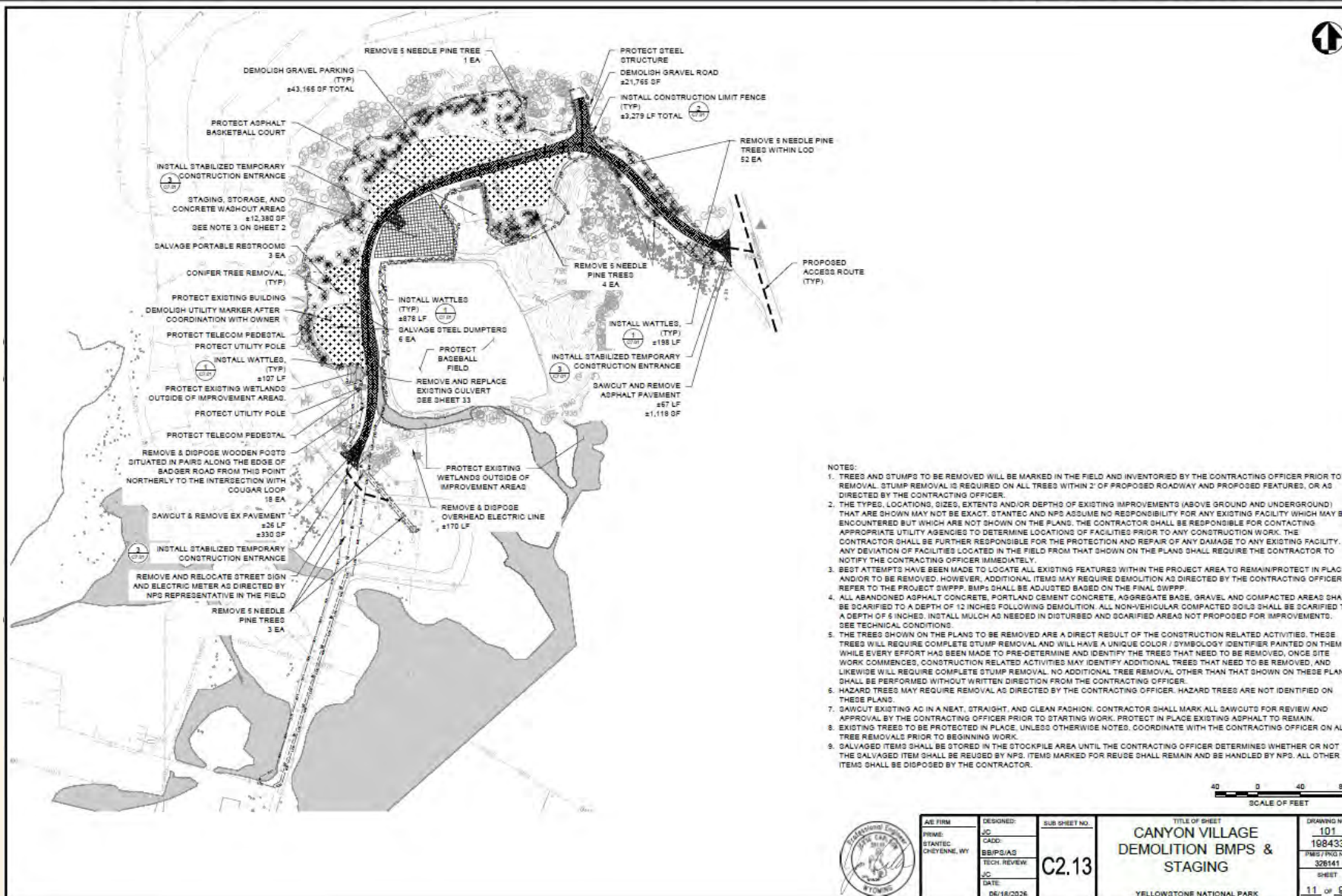
DRAWING NO. 101
PROJECT NO. 198433
SHEET 64 OF 94

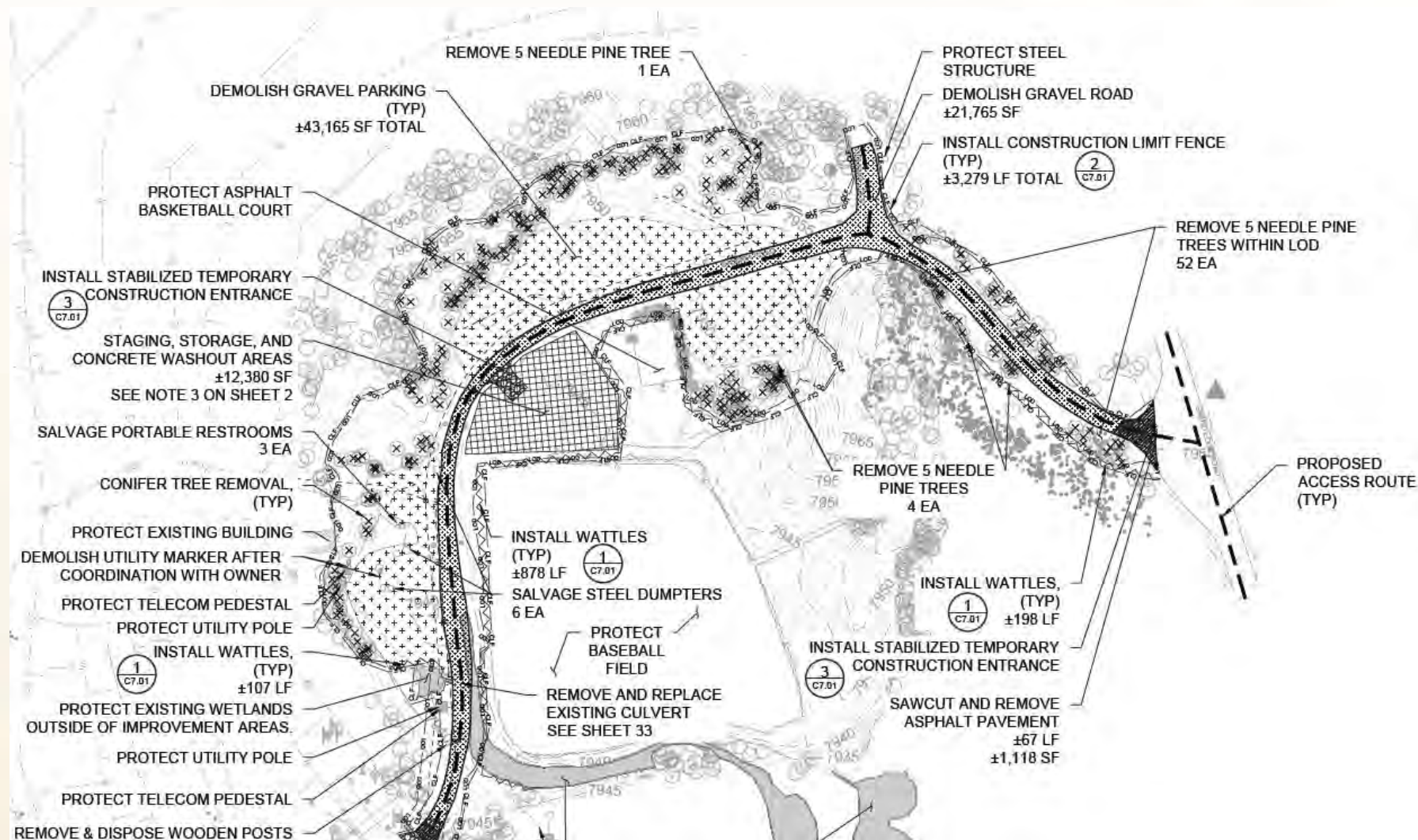


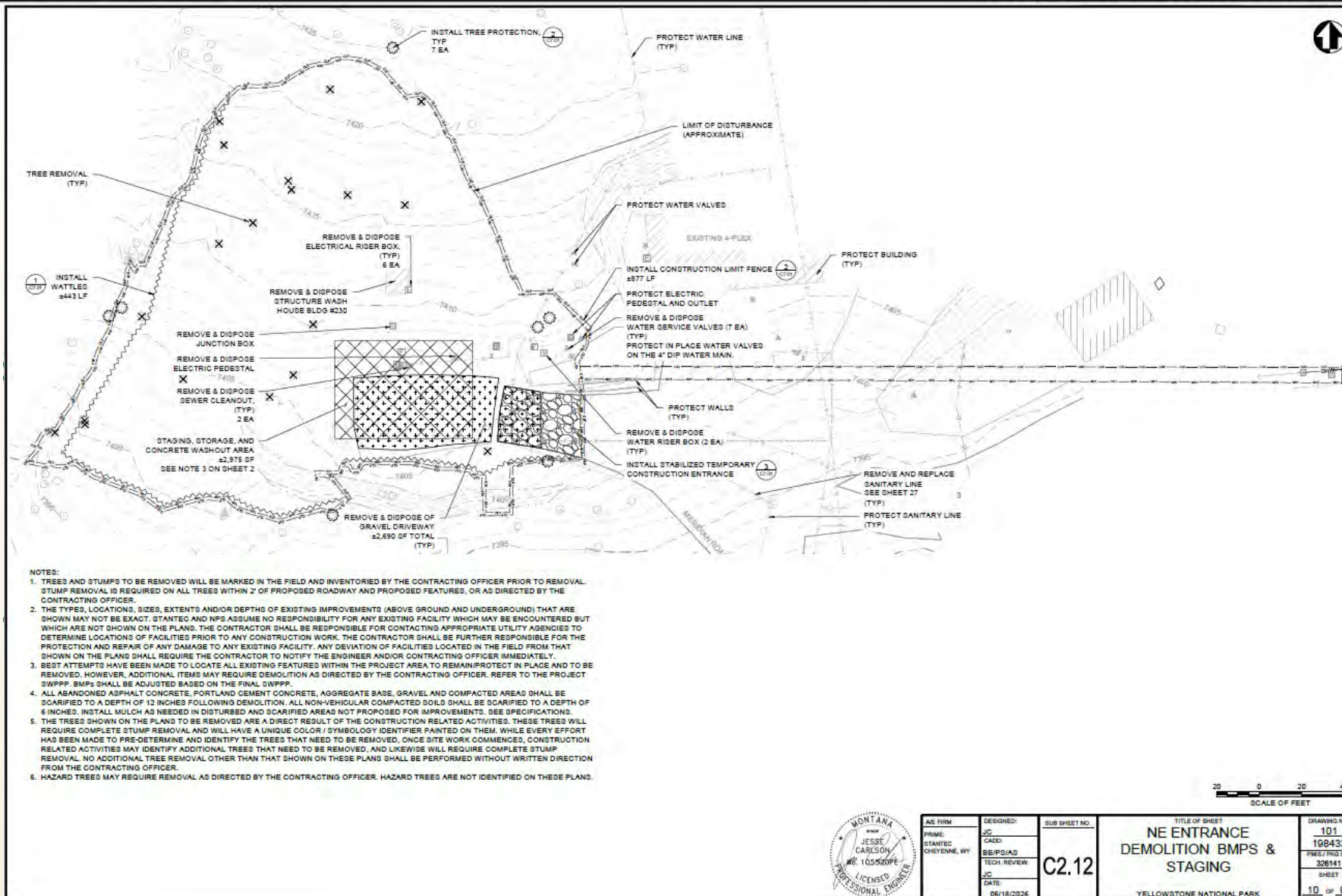




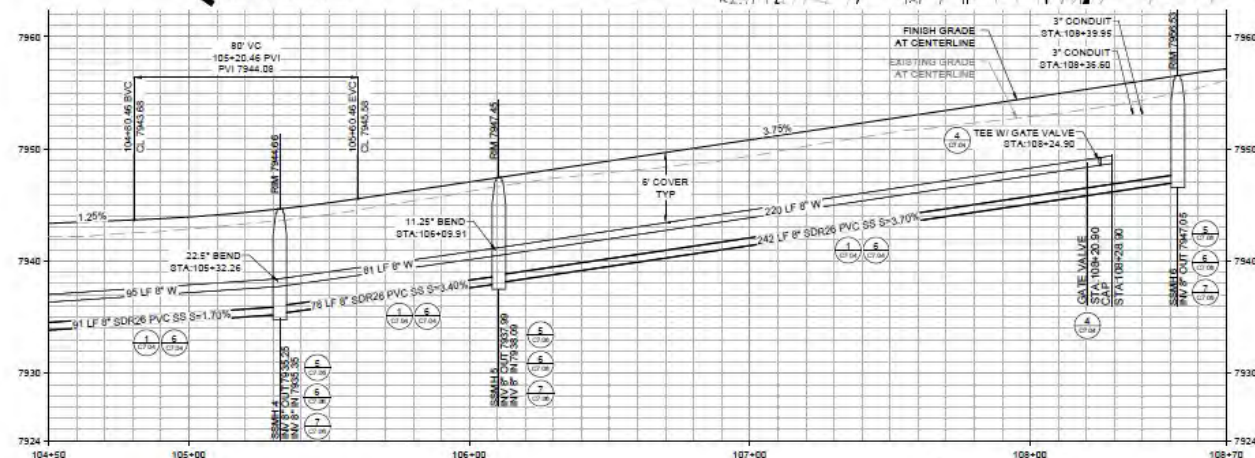






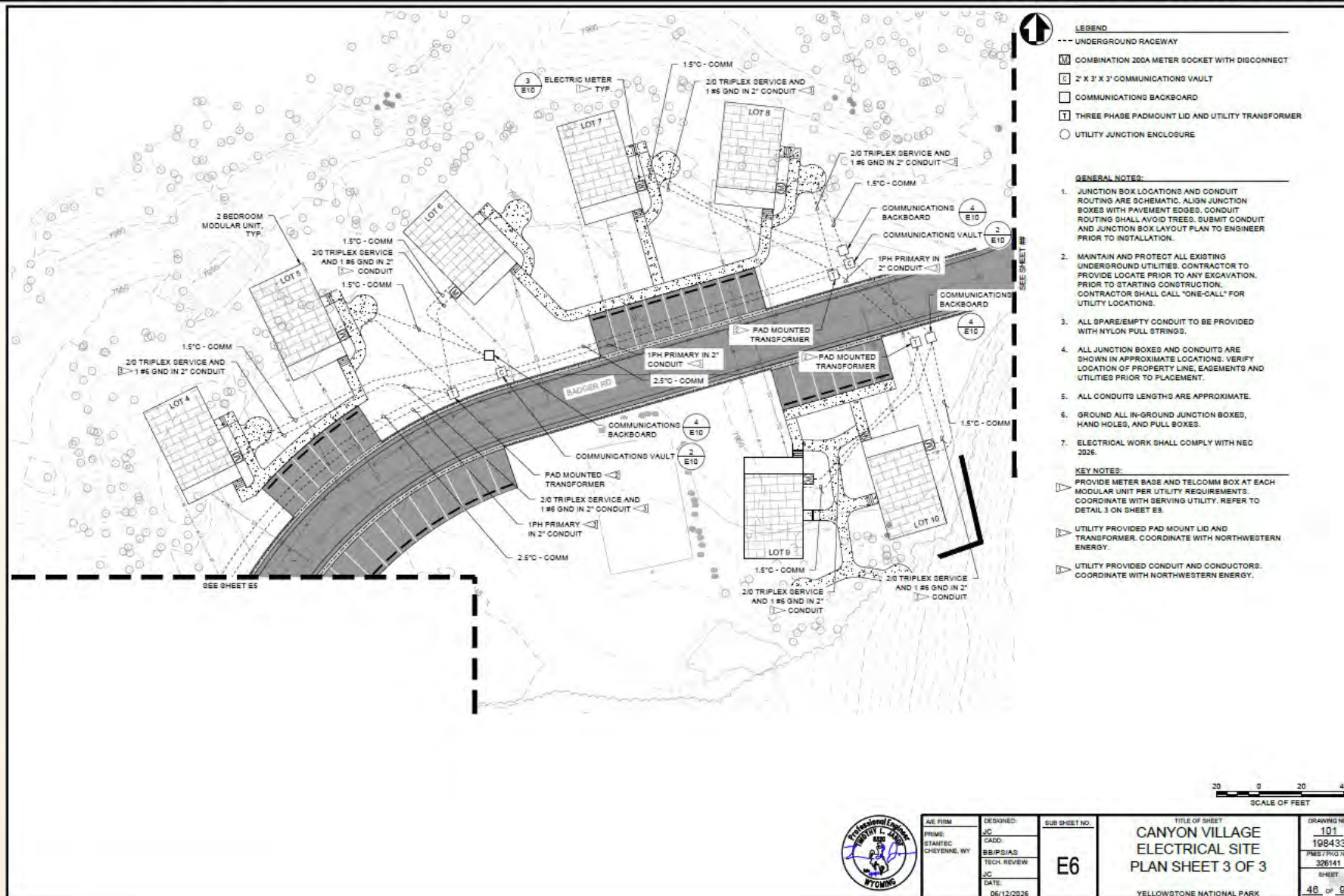


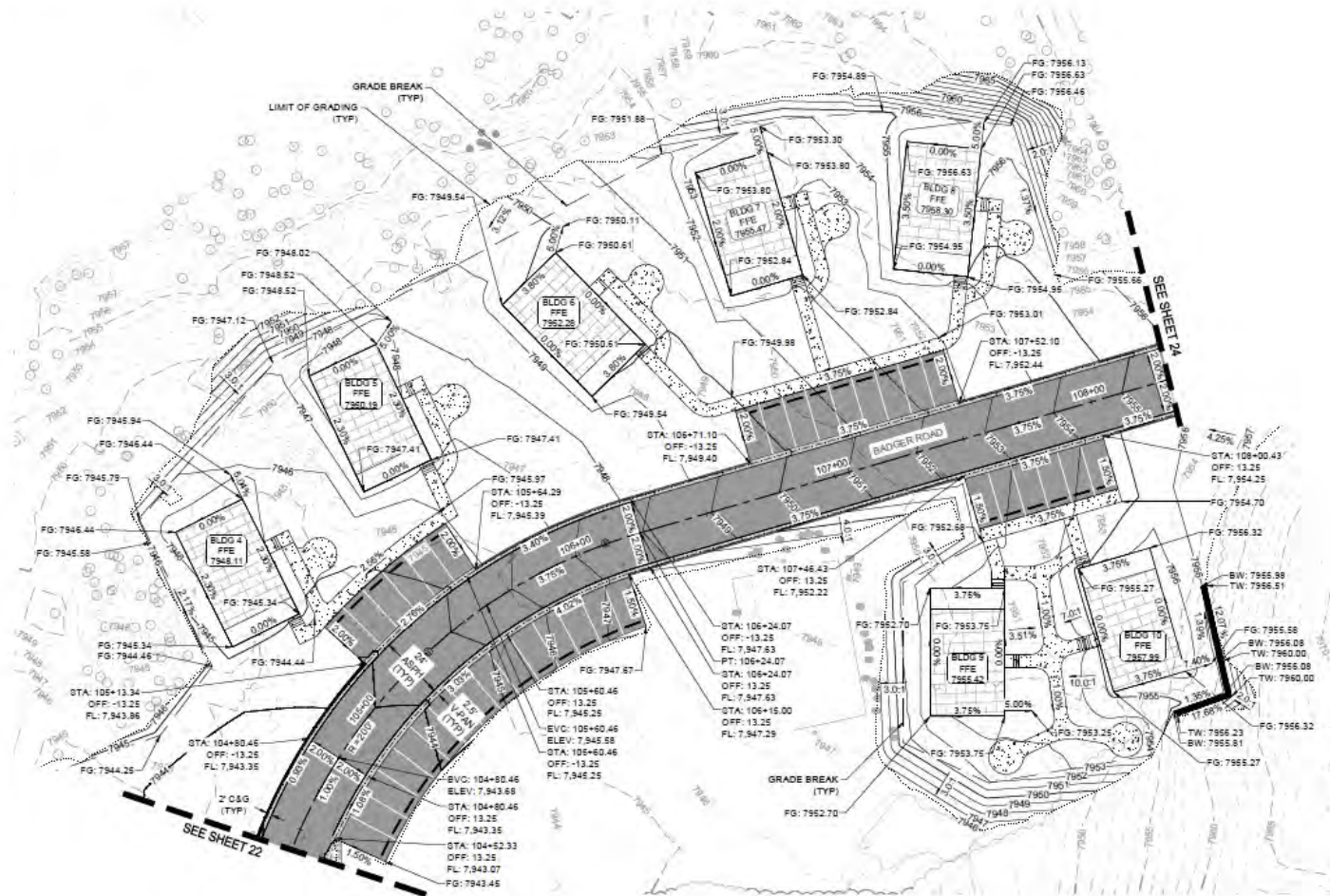
A/E FIRM: PRIME: STANTEC CHEYENNE, WY	DESIGNED: JC CADD: BE/PO/AS TECH. REVIEW: JC DATE: 06/18/2026	SUB SHEET NO. C2.12	TITLE OF SHEET NE ENTRANCE DEMOLITION BMPs & STAGING YELLOWSTONE NATIONAL PARK	DRAWING NO. 101 198433 PREP/PROJ. NO. 326141 SHEET 10 OF 94
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1. MAINTAIN A MINIMUM 10-FT HORIZONTAL SEPARATION & 1.5-FT VERTICAL SEPARATION BETWEEN POTABLE WATER AND SANITARY SEWER LINES.
2. SANITARY SERVICES SHALL BE 80R26 PVC AND SHALL BE LAID AT A MINIMUM SLOPE OF 2%.
3. WATER SERVICES SHALL BE BUTT-FUSED HDPE.
4. CROSSING LOCATION DEPTHS IN PROFILE VIEW ARE APPROXIMATE. AS-BUILT RECORD DRAWINGS WERE USED WHEN AVAILABLE. THE CONTRACTOR SHALL POTHOLE TO CONFIRM CROSSING DEPTHS IN THE FIELD.
5. WATER MAINS SHALL BE AWWA C900 DR18 AND MAINTAIN A MINIMUM COVER OF 6-FEET FROM FINISHED GRADE.
6. CONTRACTOR SHALL STAKE PROPOSED WATER METER AND CURB LOCATIONS FOR APPROVAL BY THE CONTRACTING OFFICER.

AE FIRM	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME:	JC	C5.06	CANYON VILLAGE PLAN & PROFILE SHEET 3 OF 4	101
STANTEC	CADD			168433
CHEYENNE, WY	BS/PS/AS			PMS7 P/MS7
	TECH. REVIEW:			326141
	JC			SHEET
	DATE:		YES OILSTONE NATIONAL PARK	30 of 30
	16/DEC/2025			





20 0 20
SCALE OF FEET

NOTES:

1. SEE SHEET 30 FOR ROADWAY DESIGN PLAN AND PROFILE
2. HANDRAILS REQUIRED ON ALL STAIRCASES HAVING 4 RISERS (PLATFORM TO PLATFORM) OR A TOTAL RISE OF 30-INCHES. HANDRAILS SHALL CONFORM TO DETAIL 6/C7.02



AE FIRM
PRIME:
STANTEC
CHEYENNE, WY

BY	DESIGNED:	JC
	CADD:	BB/PS/AS
	TECH. REVIEW:	JC
	DATE:	05/18/2025

SUB SHEET NO.
C4.05

TITLE OF SHEET
CANYON VILLAGE
GRADING SHEET 2 OF 3

YELLOWSTONE NATIONAL PARK

DRAWING NO.	101
PMS / PGK NO.	326141
SHEET	23 of 94



8. Fire-Protection System:
 - a. Locations of standpipes, mains piping, branch lines, pipe drops, and sprinkler heads.
 9. Review: Contracting Officer will review coordination drawings to confirm Work is being coordinated; details of coordination are Contractor's responsibility. If Contracting Officer determines coordination drawings are not prepared in scope or detail, or are otherwise deficient, Contracting Officer will inform Contractor, who shall make changes and resubmit.
 10. Coordination Drawing Prints: Prepare coordination drawing prints according to requirements in Section 01 33 23 "Submittal Procedures."
- C. Coordination Digital Data Files: Prepare coordination digital data files according to:
1. File Preparation Format: Same digital data software program, version, and operating system as original Drawings.
 2. File Submittal Format: Submit or post coordination drawing files using Portable Document Format (PDF) file format.
 3. Contracting Officer will furnish Contractor one set of digital data files (AutoCad.dwg) of Drawings for use in preparing coordination digital data files.
 - a. Contracting Officer makes no representations as to accuracy or completeness of digital data files as they relate to Drawings.
 - b. Digital Data Software Program: Drawings are available in AutoCad.dwg.
- D. Division 1 documents:
1. Letter designating Project Superintendent
 2. Construction Schedule
 3. A Comprehensive Schedule of Values
 4. Accident Prevention Plan
 5. A List of Subcontractors for this project
 6. Written statements from Subcontractors certifying compliance with applicable labor standard clauses.
 7. Certificates of Insurance and Standard Form SF1413 for Contactor and all Subcontractors
 8. Waste Management Plan
 9. Quality Control Plan
 10. Temporary Storm Water Pollution Prevention Plan (SWPP or UPPP)
 11. Indoor Air Quality (IAQ) Management Plan
 12. Construction Contractor Commissioning Plan
 13. List of Required Construction Permits. Include the following information for each permit:
 - a. Name of Permit
 - b. Agency(ies) with Jurisdiction issuing the permit
 - c. Information required from Government to complete permit application
- E. Provide items listed to Contracting Officer at least one week prior to Pre-Construction Conference, or as directed by Contracting Officer.
1. Failure to submit items may result in:
 - a. Construction conference may be cancelled, Notice to Proceed may not be issued, and Contracting Officer will consider other contractual remedies.

- DIVISION 03 – CONCRETE
- 03 11 13 Void Forms
 - 03 30 00 Cast In Place Concrete
 - 03 30 50 Minor Concrete
 - 03 30 53 Spread and Continuous Footings
 - 03 62 00 Non-Shrink Grout
- DIVISION 05 – METALS
- 05 50 00 Metal Fabrications
 - 05 73 00 Decorative Metal Railings
- DIVISION 06 – WOOD, PLASTIC, AND COMPOSITES
- 06 10 00 Rough Carpentry
 - 06 16 00 Sheathing
 - 06 17 53 Shop-Fabricated Wood Trusses
 - 06 20 13 Exterior Finish Carpentry
 - 06 20 23 Interior Finish Carpentry
- DIVISION 07 – THERMAL AND MOISTURE PROTECTION
- 07 14 16 Cold Fluid-Applied Waterproofing
 - 07 21 00 Thermal Insulation
 - 07 21 19 Foamed-In-Place Insulation
 - 07 26 00 Vapor Retarders
 - 07 41 13.16 Standing-Seam Metal Roof Panels
 - 07 46 46 Fiber-Cement Siding
 - 07 92 00 Joint Sealants
- DIVISION 08 – OPENINGS
- 08 14 33 Stile and Rail Wood Doors
 - 08 16 13 Fiberglass Doors and Frames
 - 08 31 13 Access Doors and Frames
 - 08 36 13 Sectional Doors
 - 08 54 13 Fiberglass Windows
 - 08 71 00 Door Hardware
 - 08 80 00 Glazing
- DIVISION 09 – FINISHES
- 09 29 00 Gypsum Board
 - 09 30 13 Ceramic Tiling
 - 09 65 19 Resilient Tile Flooring
 - 09 68 16 Sheet Carpeting
 - 09 91 13 Exterior Painting
 - 09 91 23 Interior Painting
- DIVISION 10 – SPECIALTIES
- 10 14 00 Signage
 - 10 28 00 Toilet, Bath, and Laundry Accessories
- DIVISION 11 – EQUIPMENT



Yellowstone National Park YELL 326141

11 30 13 Residential Appliances

DIVISION 12 – FURNISHINGS

12 24 13 Roller Window Shades
12 35 30 Residential Casework
12 36 23.13 Plastic-Laminate-Clad Countertops

DIVISION 13 – SPECIAL CONSTRUCTION

13 34 26 Residential Modular Building Systems

DIVISION 21 – FIRE SUPPRESSION

N/A

NFPA 13D

DIVISION 22 – PLUMBING

N/A

DIVISION 23 – HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

N/A

DIVISION 26 – ELECTRICAL

26 50 00 Site Electrical

DIVISION 28 – ELECTRONIC SAFETY & SECURITY

N/A

DIVISION 31 – EARTHWORK

31 11 00 Clearing and Grubbing
31 13 00 Selective Tree and Shrub Removal and Trimming
31 23 00 Excavation and Fill
31 23 19 Dewatering
31 25 00 Erosion and Sedimentation Controls
31 37 00 Riprap
31 50 00 Excavation Support and Protection

DIVISION 32 – EXTERIOR IMPROVEMENTS

32 00 00 Tree Protection
32 11 00 Base Courses
32 12 00 Flexible Paving
32 16 00 Concrete Curbs, Walks, Aprons, and Pads
32 17 00 Paving Specialties
32 17 13 Parking Bumpers
32 32 00 Retaining Walls
32 90 00 Restoration
32 92 00 Grasses

DIVISION 33 – UTILITIES

33 14 00 Water Utility Transmission and Distribution

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3
TABLE OF CONTENTS

SECTION 13 34 26 - RESIDENTIAL MODULAR BUILDING SYSTEMS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Construction requirements for wood frame.
2. Installation requirements for Metal roof panels.
3. Installation requirements for Siding d panels.
4. Installation requirements for Thermal insulation.
5. Installation requirements for Personnel doors and frames.
6. Installation requirements for Windows.
7. Accessories.

B. Related Requirements:

1. Section 03 30 00 Cast-In-Place Concrete: for foundation requirements
2. Section 05 73 00 "Decorative Metal Railings". For aluminum railings to be included in building as indicated on drawings
3. Section 08 14 33 "Stile and Rail Wood Doors" For interior doors to be included in building as indicated on drawings
4. Section 08 16 13 "Fiberglass Doors and Frames" For exterior and interior doors to be included in building as indicated on drawings
5. Assembly and finish materials specified throughout the project manual
6. Equipment and systems specified throughout the project manual

C. Except as otherwise noted, and excluding site infrastructure, the modular housing design shown herein is provided for reference purposes only and is not intended to be suitable for construction. Shop drawings must be provided by building manufacturer, see specifications. Final building design must be approved by NPS.

D. Contractors, modular housing manufacturers, and all parties proposing to furnish construction documents, pricing, or construction services are solely responsible for providing complete and compliant solutions in accordance with applicable jurisdictional requirements and NPS standards.

E. Any inconsistencies, omissions, or discrepancies identified within the reference materials shall be promptly brought to the attention of the Contracting Officer for clarification. Failure to identify such discrepancies does not relieve the proposing party of the responsibility for a complete and compliant solution.

1.2 DEFINITIONS

A. Residential Modular Building Systems: Prefabricated structures built in a factory setting and transported to the site for assembly on a permanent foundation.

YELL 326141

13 34 26 - 1
RESIDENTIAL MODULAR BUILDING SYSTEM



5. Carefully supervise excavating, grading, filling, and other construction operations near trees to prevent damage.
 6. Whitebark pine trees require protection and shall not be disturbed unless authorized by Contracting Officer. Any whitebark pine trees that require relocation shall require approval by Contracting Officer prior to any disturbance. Refer to Section 32 00 00 "Tree Protection".
- F. Driveways and Entrances: Keep driveways and entrances serving premises clear and available to Government employees, and emergency vehicles at all times. Do not use for parking or storage of materials.
1. Schedule deliveries to minimize use of driveways and entrances.
 2. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
- G. Construction Camp:
1. Establishment of housing camps will not be allowed in the Mammoth or Northeast Entrance Government Areas.
 2. Establishment of housing camps will be permitted near Canyon Village. The Contractor has been assigned 15 trailer sites which will have electric, water and sewer hookups. Activation of water and sewer service is dependent on weather.
 - a. The Contractor will be responsible for paying rental fees for these sites to the NPS, which will be determined for each construction season (generally May through October). The 2026 rates will be \$485.74 / month. The Contractor would also be responsible for paying for the electricity to these sites.
 - b. Adhere to Park rules, animal deterrent policies, cleanliness policies, and return Site to previous condition at completion of work. These requirements also apply to all Contractor's employees who may, with prior approval, establish their own camping facilities. The use of campgrounds or other in-park commercial lodging is prohibited.
- H. Hauling Restrictions: Comply with legal load restrictions in hauling of materials. Load restrictions on park roads are identical to state load restrictions with such additional regulations as may be imposed by the Park Superintendent. Contractor shall obtain current rules and regulations for vehicular traffic on park roads from the Park's Visitor Services Office, which can be reached at (307) 344-2107. Overweight vehicles generally need to be discussed with the Visitor Services Office and Federal Highways Administration (FHWA). FHWA will evaluate capacities of bridges in the Park and inform Contractor if there is an acceptable path for the Contractor to take through the Park and if there are any specific requirements they have to follow. A special permit will not relieve Contractor of liability for damage which may result from moving of equipment.
1. Contractor is required to submit a travel control plan and haul route for oversize or overweight vehicles to the Visitor Services Office and Contracting Officer for approval.
- I. Bridge Restrictions: Identify jurisdictions, load restrictions, permit requirements, time and calendar restrictions as outlined.
- J. Rare, threatened or endangered species: The Contracting Officer will ensure that all project related employees, such as contract employees, be given orientation on how to avoid disturbing or encountering wildlife and how to minimize unavoidable effects or encounters. Orientation will include information about park regulations regarding food storage, disposal of garbage and other



SOLICITATION NO. **140P2026R0078**

SUMMARY OF SOLICITATION AND AWARD INFORMATION

Refer to the Solicitation for complete information.

- PRE-PROPOSAL ON SITE MEETING – August 18-19, 2026
- PRE-PROPOSAL QUESTIONS DUE – September 3, 2026
- OFFERS DUE – **September 17, 2026 at 1:00 p.m. Mountain Time**
- SUBMISSION – Electronic only to: Vicki Freese-Supler and Jeanna Manseau (Section L)
- SECTION L – 52.216-1 – Type of Contract – Firm Fixed Price
- NAICS Code: 236220 – Commercial and Institutional Building Construction
- Small Business Size Standard : \$45M
- THIS IS A TOTAL SMALL BUSINESS SET ASIDE
- PERIOD OF PERFORMANCE: Project completion 730 calendar days after Notice to Proceed.
- CONTRACT VALUE: More than \$10M



SOLICITATION CLAUSES

FAR 52.211-12 – Liquidated Damages-Construction - \$1,796.00

FAR 52.236-2 – Differing Site Conditions

FAR 52.236-3 – Site Investigations and Conditions Affecting the Work

FAR 52.236-9 – Protection of Existing Vegetation, Structures, Equipment, Utilities and Improvements

FAR 52.236-21 – Specifications and Drawings for Construction



BASIS OF AWARD

- The Government will conduct a source selection using the Best Value Continuum Tradeoff Process defined at FAR Part 15.1. The Contracting Officer (CO) will obligate and award a contract to the offeror who submits a proposal the Source Selection Authority (SSA) determines conforms to solicitation requirements; is fair and reasonable; and provides the best value to the government considering all evaluation factors combined as detailed below.
- The Government may accept other than the lowest priced proposal when the perceived benefits of a higher priced proposal merit the price differential.
- Additionally, pursuant to FAR 52.215-1(f), Contract Award, contained herein:
 - The Government may reject any or all proposals if such action is in the Government's interest.
 - The Government may waive informalities and minor irregularities in proposals received.
 - The Government intends to evaluate proposals and award a contract without discussions with offerors (except clarifications as described in FAR 15.306(a)). Therefore, the offeror's initial proposal should contain the offeror's best terms from a cost or price and technical standpoint. The Government reserves the right to conduct discussions if the CO later determines them to be necessary.



TECHNICAL EVALUATION CRITERIA:

FACTOR 1 – Technical Approach

FACTOR 2 – Management Approach

FACTOR 3 – Schedule

FACTOR 4 – Key Personnel

FACTOR 5 – Past Performance

FACTOR 6 – Price

Factors 1-5 are listed in descending order of importance. All evaluation factors other than price, when combined are approximately equally important to price.



FACTOR 1 - Technical Approach

Technical Approach – Technical approach is your means and methods to complete a technical aspect of the required work in this solicitation.

1. Provide details relative to the project requirements and discuss common or similar elements across multiple units and depict typical construction approaches and work which will be performed similarly in the units. When they differ significantly from unit, describe and depict how the construction approaches and work will differ.
2. Provide details relative to the construction of the base floor plan and details regarding ABAAS compliance accessible arrangements.
3. Describe how the units will be constructed in order to meet the minimum government performance requirements specified. Any specific upgrades and/or enhancements shall be explained as to how they differ from the Government's requirements.
4. Include supporting conceptual drawings (plans, profiles, elevations) sketches, schematics and/or diagrams to clearly illustrate the key components of the units to be provided.
5. Provide product binder which provides make, model, product information and high quality color samples/representations of finish appearance and finish color selections (see list in Section L)



FACTOR 2 – Management Approach

1. Organizational Chart: Submit an organizational chart identifying the project team with major subcontractors and key personnel, identifying specific roles, responsibilities, and lines of authority, including the submission of resumes for key personnel (on site superintendent, on site quality control, on site safety manager, and project manager). For key subcontractors, submit a signed letter of commitment from the subcontractor indicating their role in the project, its resources and its intent to enter into a subcontract with the Offeror. Failure to provide the signed letters of commitment will result in an “unacceptable” rating. Describe prior project experience working together and how the proposed project team will enhance and ensure a well coordinated and successful outcome for this project.
2. Capacity – Submit a narrative of your firm's capabilities and assets that are available for this project. Indicate existing capacity to perform this work concurrent with existing ongoing projects. This shall include a list of equipment (either owned or rented, other active construction work with period of performance with anticipated completion dates and a letter from the bonding company indicating sufficient bonding capacity for the work.



FACTOR 2 - Management Approach cont:

3. Owner and Regulatory Entity Coordination: Describe the proposed coordination with the project owner (National Park Service) and other (state, local, city) regulatory entities to complete work within all parameters of the solicitation.
4. Safety/Quality Control: Submit a general management approach narrative to maintaining and managing project safety, quality control, cost management and schedule management. Address how these general management procedures will be applied specifically to the scope, location, and schedule of this project. Include a narrative of procedures to be implemented to ensure subcontractor coordination of the work required. Also include the company's EMR rating.

The project requirements will be completed in a remote locations. Describe the offeror's approach to managing this project's logistical challenges given this project's remote location. The response to this factor shall also address the following items:

- Describe your approach to finding and selecting qualified subcontracts for this project.
- Describe your management approach to worker housing/lodging and worker transportation to/from the project site on a daily basis.
- Describe your management approach to ensure the necessary production rates of crews are maintained despite the potential for long commutes to/from the project site on a daily basis.



FACTOR 3 - Schedule

Submit your proposed construction schedule for THIS SPECIFIC PROJECT showing completion within the required period of performance contained in this solicitation with accompanying schedule narrative. Submit your schedule in MS Project Gantt Chart format; for evaluation purposes only assume a Notice to Proceed date of November 1, 2026 (approximately 30 day after award); and include specific activities required for this project and a clear critical path with major milestones and applicable predecessor activities.

The proposed schedule and accompanying schedule narrative shall address the following at a minimum:

- Your schedule approach to each of the construction and design phases (civil utility work, pre-fabrication and installation). Include information in conformance with the following sequencing schedule:

Construction Season 2027 (NTP is anticipated November 1, 2026):

- a. Mammoth
- b. Canyon

Construction Season 2028

- c. Northeast



FACTOR 3 – Schedule (Cont'd)

- Any anticipated supplemental services that may need to be performed in order to verify site conditions (on-site investigation, survey, testing or similar non-construction type work).
- Your schedule approach to construction submittals, submittal review periods, and all required permits and associated permit application and processing timeframes.
- A clear critical path including milestones and activities and applicable predecessor activities.
- Clear depiction and description of any fast-track strategies and activities.
- Any other information to demonstrate your understanding of the project requirements and your ability to complete the work efficiently and on-schedule.

Submit a written schedule narrative limited to three (3) pages, exclusive of the Gantt schedule, that explains the schedule logic, the critical path activities and relationships, and key scheduling considerations, strategies and constraints associated with anticipated seasonal weather conditions, logistical issues, etc. Describe your general strategy for the sequencing of the work (how many units under construction at one time, trades working concurrently in multiple units at a time or moving from one unit to the next sequentially, etc.). In addition, the schedule narrative shall specifically describe the Offeror's understanding of and approach to integrating the Offeror's plans for seasonal work restrictions and constraints and how the Offeror will mitigate these concerns. In addition, the narrative shall describe the Offeror's work schedule and work sequencing strategy.



FACTOR 4 – Key Personnel

The Offeror shall clearly identify the proposed key personnel and key subcontractors to be utilized for this project. The Offeror shall provide an organizational chart for the project showing the prime contractor, the construction/general contractor firm and the design firm, ALL subcontractor firms (including all key subcontractor firms AND all non-key subcontractor firms) as well as the names and positions of all key personnel and the firms under which they are employed. Importantly, Offerors are to note that the project organization chart shall show ALL subcontractor firms for all trades that will be subcontracted, regardless if the trade is defined as a key subcontractor herein or not. If the Offeror has not identified a single subcontractor firm for a given trade that will be subcontracted, the Offeror shall identify potential firms or shall describe how the firm for that trade will be selected.

- ❖ For each key person, the Offeror shall provide a professional resume, each of which is limited to two (2) pages in length.
- ❖ For each key subcontractor, the Offeror shall provide a firm resume, each of which is limited to two (2) pages in Length.



FACTOR 4 – Key Personnel (Cont'd)

Key personnel include the following at a minimum. Individuals may function in multiple roles and/or the Offeror's organizational structure for the project may use different position titles/roles than identified below; this is acceptable as long as the proposal presents a feasible project organization and all of the positions identified below are accounted for. Offerors are able to identify additional key personnel based upon their proposed management approach, experience and judgement:

- Project Manager
- Construction Superintendent
- OnSite Safety Officer
- OnSite Quality Control Officer
- Other team members Offeror considers critical to the project's success.

As the work may involve concurrent construction activities, the contractor shall ensure that appropriate key personnel are on site at the various locations during the performance of the work. This may entail multiple individuals serving in these roles.

Key subcontractors include the following at a minimum. Subcontractors may perform multiple trades and/or the Offeror's organizational structure for the project may use different subcontractors than identified below; this is acceptable as long as the proposal presents a feasible project organization and all of the trades identified below are accounted for. Identify all work that the general contractor will self-perform. Offerors are able to identify additional key subcontractors based upon their proposed management approach, experience and judgement:

- Civil site work – including water and sewer
- Mechanical/HVAC
- Electrical

If these key trades are being self-performed by the prime, then so indicate within the proposal



Factor 5 – Past Performance

Submit Past Performance information for previous experience performing work similar to this requirement from the previous five (5) years utilizing the attached Past Performance Questionnaire. Information may be regarding the Offeror's firm and/or its proposed Subcontractors performing key trades and other construction activities. Past Performance information shall be submitted for up to five (5) previous projects demonstrating experience similar in complexity and magnitude to this requirement. Subcontractor past performance will only be considered if it correlates to the work the Subcontractor will be performing on this requirement



VOLUME II

Business and Price Proposal

- Standard Form (SF)1442 will be reviewed for completeness
- Amendment Acknowledgement will be reviewed for timely and proper acknowledgement
- SECTION B PRICE SCHEDULE
- SF 24 BID BOND
- SECTION K REPRESENTATIONS AND CERTIFICATIONS (entire section)
- GENERAL REFERENCES
- SUBCONTRACTING PERCENTAGE WORKSHEET



VOLUME II

Business and Price Proposal
Contract Price Schedule

Base Scope

CONTRACT LINE- ITEM NUMBER (CLIN)	CONTRACT LINE ITEM (CLI) TITLE	QUANTITY	TOTAL PRICE
CLIN 01	Canyon Village Site Improvements	LS	\$
CLIN 02	Canyon Village Standard Units	LS	\$
CLIN 03	Canyon Village ADA Units	LS	\$
CLIN 04	Mammoth Site Improvements	LS	\$
CLIN 05	Mammoth Standard Units	LS	\$
CLIN 06	Mammoth ADA Units	LS	\$
CLIN 07	NE Entrance Site Improvements	LS	\$
CLIN 08	NE Entrance Standard Units	LS	\$
CLIN 09	NE Entrance ADA Units	LS	\$
TOTAL BASE PRICE (Contract Line-Item Number 1 through 9)			\$
All measurement and payment information are included in the project specifications, Section 01 27 00.			



SECTION M – Evaluations – Factor 1 – Technical Approach

Technical approach is the most important non-price evaluation factor for this solicitation. The Government seeks proposals that demonstrate a clear, logical, and efficient technical approach to constructing modular housing units at three locations in Yellowstone National Park. The technical approach must comply with all contract requirements, meet or exceed performance standards and minimize risk to the Government.

Proposal that meet the following will be more favorably rated:

- o Clearly present conceptual designs for all required elements.
- o Demonstrate compliance with contract requirements and performance standards.
- o Provide detailed, high-quality product binders for all specified items which clearly present the make, model, product information and high quality color samples/representations of finish appearance and finish color selections, where applicable, for the specified items and which provide products with higher levels of materials, quality, performance, appearance, durability will be more favorably rated.
- o Show clear logic, understanding, and efficiency in construction methods.
- o Minimize risk through realistic and appropriate technical solutions.

Proposals will be less favorably rated that:

- o Lack clarity or detail in their technical approach.
- o Fail to address differences between units or do not comply with minimum requirements.
- o Provide incomplete or low-quality product binders.
- o Do not demonstrate upgrades/enhancements or fail to explain them.
- o Present approaches that are unrealistic, inefficient, or high-risk.



Evaluation – Factor 2 Management Approach

Management approaches demonstrating:

- (1) sound management practices and business processes;
- (2) effective cost and quality control; and
- (3) clear corporate and project team commitment, hierarchy and lines of communication, roles, responsibilities, and relationships; and
- 4) safety management program and lower EMR ratings and
- 5) sufficient capacity and resources; present lower levels of risk and will be more favorably rated. Plans not demonstrating these attributes present higher levels of risk and will be less favorably rated.



Evaluation – Factor 3 Schedule

Construction schedules and narrative descriptions documenting

- (1) a critical path and logical sequencing;
- (2) account for procurement lead-time, Subcontractor/Trade coordination, on-site storage and staging, resource and time constraints; and
- (3) demonstrate risk mitigation and successful completion within the required period of performance present lower levels of risk and will be more favorably rated. Schedules which do not demonstrate these attributes present higher levels of risk and will be less favorably rated.



Evaluation – Factor 4 – Key Personnel Experience

Key Personnel will be evaluated on their relevant experience demonstrating

- (1) capability in same or similar key personnel positions on successful relevant projects of similar scope and magnitude to this solicitation;
- (2) technical qualifications, knowledge and skill required for this solicitation; and
- (3) organizational clarity, prior collaboration, commitment and risk mitigation capabilities.

Proposals that present a well qualified, cohesive and committed team with demonstrated success on similar projects will be rated more favorably. Those not demonstrating these attributes present higher levels of risk and will be less favorably rated.



Evaluation – Factor 5 – Past Performance

Past performance demonstrating higher levels of conformance and standards of good workmanship, cost forecasting and control, adherence to schedules and quality on more relevant projects similar in scope and magnitude to this solicitation present lower levels of risk and will be more favorably rated. Projects that are more relevant to the requirements of this solicitation will be given more weight in the overall past performance rating. If an Offeror has no past performance on similar work relevant to this solicitation, they will be evaluated neither favorably nor unfavorably.

Past performance on contracts with the Federal Government, other public agencies, or private organizations will be considered. All submitted references may not be contacted. Sources other than submitted references may be contacted.

During proposal evaluations, exchanges between the Government and Offerors may occur to clarify the relevance of past performance information and/or address adverse past performance information which an Offeror has not yet had an opportunity to respond to.



SOLICITATION: Important Information

- Direct all questions to the CO who requests that they be submitted in writing via email to both the CO, Vicki Freese-Supler, vicki_freese-supler@ios.doi.gov, and CS, Jeanna Manseau, jeanna_manseau@ios.doi.gov
- Questions and answers will be issued by written amendment 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 our offer on the Form 1442.
- Responses to questions that may be stated during the pre-solicitation site visit do not change the Solicitation document unless a formal Amendment has been issued.
- For all other interested vendors not able to attend this pre-proposal site visit, an amendment will be provided which will include this presentation and sign in sheet.
- The deadline for questions related to this solicitation: **September 3, 2026, 2:00 MT.**
- **All Offers are due on September 17, 2026, 1:00 MT**



Thank You For Your Interest in This Project



National Park Service
U.S. Department of the Interior