



**United States Department of the Interior
NATIONAL PARK SERVICE
DENVER SERVICE CENTER
CONTRACTING SERVICES
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File Code: B01
Synopsis Pre-Solicitation Notice
D5217 (DSC-CS)
EFMO 224159/318539
Solicitation No. 140PP027R0001

Date: October 5, 2026
To: General Public via SAM.gov
From: National Park Service (NPS), Denver Service Center (DSC), Contracting Services (CS) Division
Subject: Pre-Solicitation Notice (PSN) – Request for Proposal (RFP) 140PP027R0001
Reference: EFMO 224159/318539 – Rehabilitate Visitor Center & Parking Lot

This pre-solicitation announcement is to advise the Industry that NPS DSC intends on issuing an RFP Solicitation for the Construction Services described below, in support of the above referenced project requirement at Effigy Mounds National Monument in, Iowa.

This PSN is not a formal Solicitation in itself, but rather a Synopsis of forthcoming RFP 140PP027R0001. Specific instructions on submitting your proposal will be contained in the solicitation documents to be issued on or after 10/20/2026.

General Project Description and Scope:

This project is located at Effigy Mounds National Monument, Iowa. Rehabilitate Visitor Center & Parking Lot. Work to be performed under this construction services project requirement includes rehabilitation of Effigy Mounds National Monument visitor center, foundation improvements, remodeling of the basement and main floor; and redesign and repaving of the visitor parking lot and maintenance area.

1. Specific activities for the visitor center include:

Selective demolition, hazardous materials removal, a new HVAC system and electrical system, domestic water, fire alarm, and fire suppression improvements, new windows and doors, interior and exterior building finishes, new roofing, addition of new insulation at foundation, exterior walls, and attic, structural changes (relocation of columns, structural improvements for code, new beams), moving/modifying interior partitions, relocation of restrooms (new fixtures – plumbing and electrical – new toilet partitions, wall paneling, epoxy floor, toilet accessories, etc.) an elevator tune up, new drainage systems, and construction of a new building approach and visitor plaza.

2. Specific activities for the for the visitor parking lot and maintenance area include:

Vehicle and pedestrian circulation improvements, parking lot drainage improvements, parking lot drainage improvements, and a new parking lot layout with curb, gutters, sidewalks, and asphalt. The parking lot island redesign will create visitor-use areas with benches and picnic tables. Improvements to the park staff maintenance areas include delivery circulation, asphalt paving, pavement drainage and parking improvements.

North American Industry Classification System (NAICS) Code for this requirement is: 236220 – Commercial and Industrial Building Construction.

Set-Aside: *Indian Small Business Economic Enterprise - Set-Aside*

Size Standard: \$45 Million.

Product Service Code (PSC): Z2QA – Repair or Alteration of Restoration of Real Property (Public or Private).

Magnitude of Construction: More than \$10,000,000

Anticipated Period of Performance: 450 calendar-days from Notice to Proceed (NTP).

Contract-Type Vehicle: Firm-Fixed-Price (FFP), Stand-Alone Contract.

Bonding: Bid, Performance and Payment Bonds will be required.

Additional Information: RFP 140PP027R0001 will be issued electronically via the System for Award Management website (<https://sam.gov>). Specific instructions on submitting Proposals will be contained in the formal Solicitation documents, which is not known at this time. Documents will be made available for download purposes in Microsoft Word, Microsoft Excel, Adobe PDF, and/or HTML formats; Specifications available in Adobe PDF; and Drawings available in Adobe PDF. Paper Copies of the referenced documents will not be made available.

Prospective offerors desiring to conduct business with the NPS DSC are required to have an active registration in the Systems for Awards Management (SAM) at www.sam.gov, and required to have a UEI number in order to conduct business with the Federal Government. The SAM.gov website has a "Contract Opportunities" area and "Watchlist" option, where you can add your company's interest. Registering provides the opportunity to receive notifications, which is a tool of convenience only; and does not serve as a guarantee of notification. Interested Parties are required to visit the SAM.gov website periodically to check for Amendments and other changes to the Synopsis or Solicitation documents.

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

The NPS DSC anticipates a Pre-Proposal Conference and Site Visit, with the option to attend virtually, after issuance of the formal RFP Solicitation and prior to the Proposal Due Date.

Federal Acquisition Regulations (FAR) Procedures: FAR Part 15 – "Contracting by Negotiation," and FAR Part 36 – "Construction and Architect-Engineer Contracts," in conjunction with FAR 6.203 and FAR 19.502-2. Award shall be made to the responsible Offeror whose offer conforms to requirements and represents the Best Value to the Government, considering Technical, Past Performance, and Price factors. Evaluation of interested firms will be based on the following in the Solicitation:

Trade-off: The basis of award will utilize the best value continuum – Trade-off process in accordance with FAR 15.101-1 to result in an award to the responsible Offeror pursuant to FAR 9.1. The technical/non-price evaluation factors are listed below, where technical/non-price evaluation factors, when combined, are significantly more important than price.

1. Project Experience
2. Technical Approach
3. Management Approach
4. Schedule
5. Key Personnel
6. Safety
7. Past Performance

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 (SBA) Office, to post their need for qualified Subcontractors at <http://www.sba.gov>.

All inquiries and questions shall be submitted in writing; no verbal questions will be accepted.

NPS DSC CS Division Point-of-Contact:

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