

AMENDMENT NO. 1
SOLICITATION No. CC-BLRI009-25

To: All Recipients of the Prospectus, CC-BLRI009-25, to Provide Food and Beverage and Retail Services at Mabry Mill within Blue Ridge Parkway

This notice amends the Prospectus with the following updates and additions. Amendment 1 will be available at <https://www.nps.gov/subjects/concessions/prospectuses.htm>.

Business Opportunity

The following has been removed from the Investment Analysis section:

“A list of the Previous Concessioner’s personal property as of 2023 is provided as Appendix H to the Prospectus.”

The awardee of the contract will be able to coordinate with the incumbent regarding a Concessioner personal property listing and possibly arrange purchase of those items.

Proposal Instructions

The following is added as Section 3(b)(3):

“Before gaining access to the Microsoft Teams site created to submit a proposal, you need to use an authentication app to complete a Multi-Factor Authentication (MFA). Please use the following link to access guidance for completing the MFA: DOI Guest MFA Guidelines (nps.gov).”

The subsequent paragraphs are renumbered accordingly.

Proposal Package

The following has been removed from the “Offeror’s Transmittal Letter”:

7) To the inclusion by the National Park Service of the LSI Waiver Provision for Fixture Replacement as set forth in Sections 15 and 16(a) of Exhibit A: Leasehold Surrender Interest to the Draft Contract if “Yes” is checked below.

- o Yes, include the LSI Waiver Provision for Fixture Replacement
- o No, do not include the LSI Waiver Provision for Fixture Replacement”

Draft Contract

Section 9(c)(3) is deleted:

“(3) The Concessioner shall not obtain Leasehold Surrender Interest under this Contract except as may be provided in Exhibit A and Exhibit F1. Among other matters, no Leasehold Surrender Interest shall be obtained as a result of expenditures from the Component Renewal Reserve described in this Contract, and this Contract does not provide a Leasehold Surrender Interest as a result of expenditures for repair and maintenance of Concession Facilities of any nature.”

Section 9(c)(3) is replaced as follows:

“(3) The Concessioner shall not obtain Leasehold Surrender Interest under this Contract except as may be provided in Exhibit A and Exhibit F1. Among other matters, no Leasehold Surrender Interest shall be obtained as a result of expenditures from the Component Renewal Reserve described in this Contract, and this Contract does not provide a Leasehold Surrender Interest as a result of expenditures for repair and maintenance of Concession Facilities of any nature or, in the event of loss, to repair Concession Facilities, or replace Concession Facilities with new Concession Facilities that have the capacity to perform the same function at a level of utility and service equivalent to the original Concession Facilities.”

Exhibit D Assigned Land and Real Property Improvements

The following is added directly below the “Real Property Improvements Assigned” table:

“* The aggregate total of the Minimum Insurance Replacement Values for the individual assets listed in the tables above indicates only the minimum real property insurance coverage that the Concessioner must procure and maintain in effect during the term of the Contract. Notwithstanding the inclusion of Minimum Insurance Replacement Values for the individual assets listed in the tables above, the Concessioner has an obligation, under Section 12(d)(1) of the Contract, to repair or replace damaged or destroyed Concession Facilities and personal property utilized by the Concessioner in the performance of its obligations under the Contract, regardless of cost. The Concessioner therefore should evaluate the various risks of loss to the Concession Facilities assigned to it under the Contract, including the risk of catastrophic loss, and procure real and personal property insurance it deems sufficient to cover those risks. The Concessioner will not be relieved of its obligations under Section 12(d)(1) of the Contract because its insurance proceeds are not sufficient to repair or replace damaged or destroyed property.”

Exhibit F2 Component Renewal Reserve Project Procedures

This exhibit is added to the prospectus.