

Amendment 2: CC-BADL001-25

Note: The Service has made the following changes to the solicitation for Badlands contract CC-BADL011-25 for Lodging, Campground, Food and Beverage and Retail Services.

01 CC-BADL001-25 Inside Cover:

Notice of Intent to Propose Due:

Deleted February 19, 2025.

New date is March 12, 2025.

Electronic Proposals Due:

Deleted March 19, 2025.

New date is April 9, 2025.

Hardcopy of Offeror's Transmittal Letter Due:

Deleted March 26, 2025.

New date is April 16, 2025.

03 CC-BADL001-25 Business Opportunity:

Page 1, Summary of Term and Conditions of the CC-BADL001-25 Opportunity: Estimated PPIR Investment,

Deleted, \$270,000. New amount is \$50,000.

Deleted, "1.0% of gross receipts for gross receipts from \$0 to \$4,000,000; plus 3.8% of gross receipts for gross receipts greater than \$4,000,000"

New language reads, "1.5% of gross receipts for gross receipts from \$0 to \$4,000,000; plus 4.0% of gross receipts for gross receipts greater than \$4,000,000"

Page 7, Note to Required and Authorized Services:

Deleted, "beginning in year one until the renovation of the existing visitor center" and "and will remain until the renovation of the existing visitor center. The timeline for this move is still to be determined but the Service anticipates it will occur no sooner than year 5 of the Draft Contract. The Concessioner will not be responsible for renovation costs at the existing visitor center, but the Service requires the Concessioner to invest in upgraded personal property at that location (see Personal Property Improvement Requirement #2 below)."

New language reads, "During year one of the Draft Contract, food will be prepared in a concessioner-furnished temporary kitchen while the mandatory stabilization is made to the kitchen in the Lodge building. Retail, lodging check-in, and administrative offices will remain in the Lodge building. In year two of the Draft Contract food preparation will return to the Lodge building."

Page 10, Food and Beverage:

Deleted, “When concession services move from the main Lodge building to the existing visitor center, the Service anticipates there will be slightly more square footage allocated to food and beverage service than the current space allocation. The timeline for this move is still to be determined but the Service anticipates it will occur no sooner than year 5 of the Draft Contract. The Concessioner will not be responsible for renovation costs for the existing visitor center. **PPIR Project #2** requires the Concessioner to invest in upgraded personal property for the move to the existing visitor center.”

Page 11, Retail:

Deleted, “When concession services move from the main Lodge building to the existing visitor center, the Service anticipates there will be slightly less square footage allocated to retail service than the current space allocation. The timeline for this move is still to be determined. The Concessioner will not be responsible for renovation costs for the existing visitor center. **PPIR Project #2** requires the concessioner to invest in upgraded personal property for the move to the existing visitor center.”

Page 11, Revenue Assumptions, Estimated Projections by Department:

Deleted, “and the move to the existing visitor center and associated PPIR expenditure is anticipated to occur by 2030, so all year 2031 figures below include estimates revenue impacts from these improvements.”

Deleted, “and the sixth operating season (2031)”.

Page 13, Potential Impact Issues:

Deleted, “After concession services move from the existing main Lodge building to the existing visitor center, the Service assumes slight impacts to food and beverage and retail revenue due to different space allocations for those services (slightly more square footage for food and beverage, and slightly less square footage for retail).”

New language reads, “Construction of the new visitor center is not anticipated to have an impact on concession revenues.”

Page 15, Exhibit 11. Personal Property Improvement Requirement:

Deleted, “2) Upgraded Personal Property for Move to Existing Visitor Center, \$220,000, 2030”

Deleted, “Total \$270,000”

New language reads, “\$50,000”.

Page 16, Personal Property Improvement Required:

Deleted, “Upgraded Personal Property for Move to Existing Visitor (PPIR Project #2) The Concessioner must move its retail, food and beverage, lodging check-in, and administrative functions to the existing visitor center after the new visitor center is completed and the existing visitor center is renovated by the Service. The timeline for this move is still to be determined but the Service anticipates it will occur no sooner than year 5 of the Draft Contract. Exhibit D to the Draft Contract will be updated accordingly.

As part of this project, the Concessioner must invest approximately \$220,000 (2026 dollars) in upgraded retail displays, dining room furniture, office furniture, and other equipment. The Service will not allow the Concessioner to move the existing personal property associated with the restaurant seating area (tables and chairs) to the existing visitor center; the Concessioner must upgrade this furniture as part of this PPIR project.”

Page 16, Maintenance, Assigned Facilities:

Deleted, “This exhibit will be updated when the move to the renovated existing visitor center occurs.”

New language reads, “The Draft Contract, Exhibit D, Assigned Land and Real Property Improvements (Concession Facilities), contains a complete list and maps of assigned land and real property improvements.”

06 CC-BADL001-25 Draft Category I Contract:

Page 14, (e) Personal Property, Para (3) Personal Property Improvement Requirement (PPIR).

Deleted, “...cost less than \$257,000 and not more than \$284,000.”

New language reads, “...cost less than \$47,500 and not more than \$52,500.”

Page 14, PPIR Project Table

Deleted, “2) Upgraded Personal Property for Move to Existing Visitor Center, 2030, \$220,000”

Page 14, PPIR Description

Deleted, “(ii) PPIR 2. Upgraded Personal Property for Move to the Existing Visitor Center. The Concessioner must move its retail, food and beverage, lodging check-in, and administrative functions to the existing visitor center after the new visitor center is completed and the existing visitor center is renovated by the Service. The Concessioner must invest in upgraded retail displays, dining room furniture, office furniture, and other equipment. The Service will not allow the Concessioner to move its existing personal property associated with the restaurant seating area (tables and chairs) to the existing visitor center; the Concessioner must upgrade this furniture as part of this PPIR project.”

05 CC-BADL001-25 Proposal Package:

Page 17, Subfactor 3(c), Employee Recruitment, Training and Retention Experience, Question 2.

Deleted, “diverse”

New Language reads, “...in attracting and retaining high quality and motivated employees...”

Page 27, 4. Demonstrate your ability to obtain the funds necessary to operate under the Contract by providing the following

Deleted, “PPIRs”.

New Language reads, “PIR”.

Page 33, Principal Selection Factor 5, Minimum Franchise Fee

Deleted, “1.0% of gross receipts for annual gross receipts from \$0 to \$4,000,000; plus 3.8% of gross receipts for annual gross receipts greater than \$4,000,000”

New language reads, “1.5% of gross receipts for annual gross receipts from \$0 to \$4,000,000; plus 4.0% of gross receipts for annual gross receipts greater than \$4,000,000”

Page 34, Secondary Selection Factor 1, Service Objectives

Deleted, “related to environmentally preferable packaging for food and beverage & retail items” and “The Service would like to understand how the Concessioner will work toward reducing and phasing out single-use plastics as described in the Department of Interior Secretary’s Order 3407 (<https://www.doi.gov/reducing-single-use-plastic-pollution>)”

New language reads, “The Service would like the Concessioner to exceed minimum standards related to recycling and waste reduction.”

Page 34, Subfactor 1(a) Solid Waste Reduction (Possible Score, 0-2 points)

Deleted, “(especially single-use plastics)

New language reads, “1) Identify three specific actions you will take to implement a recycling program and reduce solid waste generated by your operation that are beyond the requirements of Exhibit B Operating Plan and Exhibit H Maintenance Plan (Part C, Section 1F). At a minimum, your response must describe a recycling program plus two other proposed actions/programs.”