



United States Department of the Interior



NATIONAL PARK SERVICE
INTERIOR REGIONS 6, 7 & 8
1 Denver Federal Center, Building 50
Denver, CO 80225

IN REPLY REFER TO:
Commercial Services Program
CC-GRTE005-25

Memorandum

To: All Requesters of the Prospectus for a Concession Business Opportunity to Provide Lodging within the Climbers' Ranch area of Grand Teton National Park

From: Commercial Services Program Lead, Interior Regions 6, 7, & 8

Subject: Amendment 1 and Responses to Questions Regarding the Prospectus for Solicitation CC-GRTE005-25

JENNIFER PARKER
Digitally signed by JENNIFER PARKER
Date: 2024.06.03 11:14:54 -0600

This notice amends the Prospectus and provides responses to questions received regarding *A Concession Business Opportunity for Lodging within the Climbers' Ranch area of Grand Teton National Park*, that the National Park Service ("Service") issued on July 16, 2024, for Concession Contract No CC-GRTE005-25.

AMENDMENT 1 TO THE PROSPECTUS

Exhibit F Insurance Requirements

The Draft Contract Exhibit F is replaced in its entirety with a new Exhibit F Insurance Requirements (Updated).

Responses to Questions from Interested Parties [Entities]:

Below please find the Service responses to questions regarding the CC-GRTE005-25 Prospectus.

Proposal Package

- 1. Proposal Package, Selection Factors, Response Format, Page 7:** Is an Introduction allowed in the proposal and would there be a page limit? Are Section Divider pages allowed? If an organizational introduction is not preferred, is it allowed to include a relevant and specified introduction to a selection factor, prior to responding to the specificities of section a, b, etc.? If allowed, what is the character or page limit?

***Service Response:** The Offeror may provide section divider pages if they are not part of identified page limits. The Service will not review or consider the information on any pages that exceed the page limitations stated, including attachments, appendices, or other additional materials the Offeror submits. The Service would like to see clear and concise answers. A longer answer will not necessarily be considered a better answer.*

2. **Proposal Package, Page 8, Principal Factor 1:** The instructions stipulate two pages for Subfactor 1(a) Proactive Maintenance Program and two pages for Subfactor 1(b) Cultural and Natural Resources, for a total of four pages. Is this the maximum pages for this principal factor, or can a 1-page narrative of the Offeror's history of responsiveness to the Service's goals of protecting, conserving, and preserving resources of in the country's national parks be included in the response?

***Service Response:** Offerors must respond within the individual page limits designated for each Subfactor 1(a) and Subfactor 1(b), not within a combined page limit. Subfactor 1(a) Proactive Maintenance Program contains a two (2) page limit, including all text, pictures, graphs, etc. Subfactor 1(b) Cultural and Natural Resources contains a two (2) page limit, including all text, pictures, graphs, etc.*

3. **Proposal Package, Page 10, Principal Section 3:** Are the organizational documents (e.g., partnership agreement, articles of incorporation, operating agreement) and the Business Organization Information Form to be included in this section, or in an appendix to the proposal, or in a separate Microsoft Excel electronic file? Is the Notices, Privacy Statement, to be included with the Business Information Form?

***Service Response:** Submit the appropriate Business Organization Information form (NPS Form 10-357A or NPS Form 10-357B, as applicable) **and** copies of your organizational documents (e.g., partnership agreement, articles of incorporation, operating agreement) as documents at the end of Principal Selection Factor 3. There are no designated page limits for copies of organizational documents. The Business Organization Information form Page 2 titled "Notices" is informational and is not required to be returned when submitting a complete Page 1 of the NPS Form.*

4. **Proposal Package, Pages 19-23: Principal Factor 4 Subfactor (4a), and (4b):** Are the required forms, credit report, financial statements, and tables to be included in this section, in an appendix as part of the proposal, or in a separate Microsoft Excel electronic file?

***Service Response:** Refer to the pages 19-23 of the Proposal Package for Forms and documentation to be included in response to Principal Factor 4 Subfactor (4a) and (4b). Submit documents as part of the proposal response to Principal Factor 4 and the corresponding subfactor. The Offeror can provide financial statements as a PDF document or a Microsoft Excel file or both. The Offeror may provide a narrative response in addition to completed Forms and documentation. There are no designated page limits for Principal Selection Factor 4.*

5. **Proposal Package, Pages 24-25: Principal Factor 4 Subfactor (4c):** Is the required documentation (bank statements, financial statements, signed loan commitment letters) to be submitted in this section, in an appendix as part of the proposal, or in a separate Microsoft Excel electronic file?

***Service Response:** Refer to the information on page 24 of the Proposal Package for Forms and documentation to be included in response to Principal Factor 4 Subfactor (4c). Submit documents as part of the proposal response to Principal Factor 4 and the identified subfactor. The Offeror may provide required documentation, i.e., (bank statements, financial statements, signed loan commitment letters) as PDF documents. The Offeror may provide a narrative response in addition to completed Forms and documentation. There are no designated page limits for Principal Selection Factor 4.*

6. **Prospectus Package, Business Opportunity, Page 6:** The Service Classification has been changed from rustic lodging standards to hostel lodging standards. Why was the service

classification changed from rustic to hostel? As many of the facilities at the Climbers' Ranch are historic, allowed alterations to the structures and their setting are limited. What changes to the current facilities does the Service envision being needed?

Service Response: *The Service lodging classification of "Hostel" did not exist at the time of the 2012 prospectus for CC-GRTE005-13. The Service lodging classification of "Hostel" best describes the classification type of visitor services required within the Draft Contract. The Service description of the Hostel Lodging Standards (10-LGH) includes the following explanation: "Hostel lodging is inexpensive, shared accommodations for individuals or groups." A copy of the Hostel Lodging Standards is available at https://www.nps.gov/subjects/concessions/upload/Hostel_Lodging_Standards.pdf.*

No significant changes to the facilities assigned are required because of the change in lodging classification. Refer to Exhibit E Maintenance Plan for more information on Concessioner requirements for maintenance of Concession Facilities, including Exhibit E Work Order Supplement.

Refer to Exhibit C Assigned Land for identification of assigned assets that are designated 'historic' and notes on treatment of buildings as 'historic'. Asset 84116 Climbers' Ranch Historic Lodge is listed on the National Register of Historic Places. Asset 84112 is not listed on the National Register of Historic Places, but the Concessioner must treat it as an eligible historic building. Additionally, specific requirements for maintenance of historic structures are located in Exhibit E Maintenance Plan Part B, B) (11) on page E-9.