

NCSHPO

National Conference of State Historic Preservation Officers

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REQUEST FOR PROPOSALS Mission 66 National Park Service Campground Initiative May 21, 2020

The National Park Service (NPS) is seeking the services of a qualified individual, firm, or organization (contractor) through a cooperative agreement with the National Conference of State Historic Preservation Officers (NCSHPO) to prepare up to eight National Register of Historic Places (NR) Determinations of Eligibility (DOEs) for Mission 66 campground properties in the NPS system and develop a simplified DOE “template” for evaluating Mission 66 campground properties for NR eligibility. Depending on project funding availability, the project could also include the development of a report with standardized preservation treatments for Mission 66 campground resources informed by the campgrounds identified in this project scope. These project components must be created in accordance with the requirements specified in this Request for Proposals (RFP). The contract is administered by NCSHPO and the work is prepared, completed, and reviewed in coordination with the State Historic Preservation Offices (SHPOs) and the National Park Service Cultural Resources, Partnerships, and Science directorate. This project can be awarded to multiple contractors depending on geographic location, ability to deliver the requested project components, and proposed project costs.

Interested contractors should submit a proposal and cost estimate in response to this RFP to NCSHPO no later than 5:00 p.m. EST on June 19, 2020. Electronic copies of proposals may be directed to Ms. Sharon Smith, NCSHPO Business Manager, at smith@ncshpo.org.

Project Background

To effectively manage the cultural resources of the United States, the National Park Service (NPS) must promote the survey and identification of significant cultural resources. The NPS evaluates and nominates properties to the NR that are significant to the history of this Nation pursuant to Section 110 of the National Historic Preservation Act of 1966, as amended. The survey and evaluation of resources and the nomination of those resources to the NR provides management with critical resource data about properties within parks worthy of preservation. This project will specifically focus on Mission 66 era NPS campground resources.

To accommodate soaring post-war visitation to national parks, the Mission 66 initiative (1945-1973) of the National Park Service sought to improve parks through building new roads and facilities; including visitor centers, campgrounds, and park housing. This project will utilize the nationwide Multiple Property Submission (MPS) form for NPS Mission 66 Properties and existing park Mission 66 Multiple Property Documentation. The nationwide MPS establishes the

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themes, trends, and patterns of history shared by the properties, and it provides the National historical context and the registration requirements for the work being contracted to execute this scope of work. Existing Park Mission 66 Multiple Property Documentation provides the specific historic context and registration requirements for the work being contracted in specific park units. All requirements for any nominated properties still apply for those nominated under the MPS.

The survey and DOE analysis are intended to inform decision-making around Mission 66 era locations, including how to prioritize limited funding for not only completing DOEs but also programing facilities funding and identifying the appropriate resource treatments.

Required Consultant Qualifications

The selected contractor must have demonstrated experience in survey, architectural history, and architecture and have successfully prepared NR DOEs, NR nominations, developed template materials, and/or property treatment recommendations. Ideal candidates will also possess the following desired qualifications:

- a) One or more principal staff in this project that meet the qualifications of historian, architectural historian, historical architect, or historical landscape architect who meet the Secretary of the Interior's Professional Qualifications Standards as specified under Department of the Interior's regulations 36 CFR Part 61.
- b) Demonstrated experience in preparing determinations of eligibility that have resulted in these properties being successfully listed on the National Register of Historic Places.
- c) Demonstrated experience in developing template based or simplified procedures for survey and project submittals
- d) Development of standard preservation treatments for a historic resource that must meet or be in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (optional dependent on funding).

If the consultant comprises a firm or organization, then a Principal Investigator must be designated for the project. The Principal Investigator must agree to be principally responsible for all work conducted by other contractor personnel for the project. The individual selected as the Principal Investigator may not change during the project without prior written approval of NCSHPO and the NPS.

Scope of Work

The scope of work includes completing DOEs on Mission 66 Campgrounds described below, and the development of a simplified, template-based DOE process for Mission 66 Campgrounds, and depending on funding availability the development of treatment recommendations for Mission 66 Campgrounds. This project specifically examines campgrounds, including related buildings, structures, roads, trails, site furnishings, and landscaping within five NPS units undergoing a market study to modernize campgrounds. This project will include the following campground locations:

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Fairholme Campground (Olympic National Park, Washington)

- Total # of Campsites: 91
- Acreage: 22.38
- Surface Type: Asphalt, Bituminous, and Grass
- Related Structures: 3 Comfort Stations, 1 Grounds (0.88 AC), 1 Paved Road (0.21 MI), and 1 Parking Area (6,848 SF)

Lees Ferry Campground (Glen Canyon National Recreation Area, Arizona)

- Total # of Campsites: 25
- Acreage: 5.14
- Surface Types: Bituminous and Recreational
- Related Structures*: 2 Comfort Stations (1,400 SF), 1 New Campground (3 AC), 1 Paved Road (0.11 MI), 2 RV Pads (2,250 SF), and 1 Shade Structure (4,000 SF)

Rio Grande Village Campground (Big Bend National Park, Texas)

- Total # of Campsites: 100
- Acreage: 20
- Surface Type: Bituminous, Concrete, and Tread
- Related Structures: 1 Amphitheater, 4 Comfort Stations (1,594 GSF), 1 Irrigation Pumphouse Building (204 GSF), 1 Irrigation System (1.1 AC), 1 Nature Trail (3,457 LF), 1 Paved Road (1.3 MI), 1 Projection Building (59 GSF), 10 Related Campgrounds (Including Travel Trailer Sites and Concessions RV Campgrounds) (3.18 AC), 1 River Access Group Campground, 1 Screen/Storage Building (75 GSF), and 1 Water Control Maintained Landscape (48 AC)

Chisos Basin Campground (Big Bend National Park, Texas)

- Total # of Campsites: 60
- Acreage: 25
- Surface Type: Asphalt, Bituminous, Concrete, and Stone
- Related Structures: 1 Parking Route (1,194 SF), 4 Comfort Stations (1,636 GSF), 1 Amphitheater, 1 Projection Building (40 GSF), 1 Related Campground (.02 AC), 1 Paved Road (.7 MI), 1 Trail (2,600 LF)

Deep Creek Campground (Great Smoky Mountains National Park, North Carolina)

- Total # of Campsites: 95
- Acreage: 7.9
- Surface Type: Asphalt, Bituminous, Concrete, and Gravel
- Related Structures: 1 Campground and Picnic Area Maintained Landscape (26.7 AC), 5 Comfort Stations (1,788 GSF), 1 Dump Station (3,128 SF), 1 Interpretive Media Wayside, 1 Kiosk (335 GSF), 2 Parking Areas (7,358 SF), 3 Paved Roads (1.41 MI), 1 Picnic Area Wastewater System (15,000 GPD), and 1 Picnic Area Water Distribution System (1 GPD)

Elkmont Campground (Great Smoky Mountains National Park, Tennessee)

- Total # of Campsites: 224
- Acreage: 51

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- Surface Type: Asphalt, Concrete, and Gravel
- Related Structures: 1 Area Maintained Landscape (89.7 AC), 1 Amphitheater, 1 Wood Shed (640 GSF), 3 Parking Areas (5,550 SF), 1 Road (3.41 MI)

Cades Cove Campground (Great Smoky Mountains National Park, Tennessee)

- Total # of Campsites: 163
- Acreage: 48.9
- Surface Type: Asphalt, Concrete, and Gravel
- Related Structures: 1 Area Maintained Landscape (27.6 AC), 1 Amphitheater, 2 Paved Roads (2.72 MI), 1 Campground Store (2,628 GSF), 6 Comfort Stations (2,544 GSF), and 1 Ranger Station & Kiosk (1,567 GSF)

Peaks of Otter Campground (Blue Ridge Parkway, Virginia)

- **Total # of Campsites:** 141
- **Acreage:** 45
- **Surface Type:** Bituminous and Soil
- **Related Structures*:** 10 Comfort Stations (6,831 GSF), 1 Dump Station (1,689 SF), 2 Kiosks (390 GSF), 1 Parking Area (969 SF), 1 Paved Road (1.7 MI), 1 Trail (1,799 LF), and 1 Well (8,400 GPD)

Project Deliverables

Please note that depending on project bids received this project can be separated between consultants based on geography/project costs AND be scaled down to fund some but not all identified project work at the campgrounds listed above. This decision will be based on project bids and funding availability.

This scope of work includes the completion and acceptance of up to eight National Register determinations of eligibility (DOEs) prepared to the documentation standard and using NR forms/processes for specific Mission 66 properties located within the NPS System. The tasks include:

- Completing the necessary historical research and the preparation of statements of significance, and specific contexts, this work could require site visits to NPS sites and meeting with NPS personnel.
- The preparation of descriptions of the physical resources, photography, and maps for eligible historic properties, as described in the NR guidelines for the nomination of historic properties
- Ineligible properties will follow the same process but be documented in a letter report rather than a National Register Form.

The completed DOEs on the above listed properties will help inform the development of a simplified DOE process that will be developed by the project consultant and reviewed and edited by NCSHPO, the SHPOs in above states, and the NPS. This DOE template or process must meet the requirements of the NPS' legal obligations pursuant to Section 110 of the National Historic Preservation Act of 1966, as amended.

Additionally, pending funding the project consultant will develop treatment recommendations, using the above listed Campground resources as examples, focused on but not limited to extant

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contribution historic buildings and structures in the campgrounds such as comfort stations and picnic/shade shelters, roads and landscape features. The recommended treatments should recognize the need for adaptation and change while meeting the Secretary of the Interior's Standards for the Treatment of Historic Properties.

NPS Project Data

The NPS has a National Register Multiple Property Documentation Form (MPD) in place for NPS Mission 66 Era historic resources, cover 65501248 (<https://www.nps.gov/nr/feature/places/pdfs/64501248.pdf>).

Where available/applicable the NPS will provide the project consultant with:

- Digital copies of all materials associated with the project locations that are available electronically through the Digital Technology Information Center located in the NPS's Denver Service Center.
- Access to NPS files and archives, as needed.
- Arrange for the contractor to have access to park files and archives, as needed.
- Arrange for the contractor to have access to the park sites, as needed.
- Provide a copy of the Multiple Property Submission form for NPS Mission 66 properties.
- Provide the existing GIS shapefiles for the building, roads, and trails that have been mapped within the project areas.
- Provide plant identification as needed for vegetation within the boundaries of the study areas at each park in the scope.
- Provide all related Mission 66 nominations or DOEs associated with each park in the scope.

Please note that while this project will focus on Mission 66 Campground Resources of the NPS, it is critical that the project consultant review of the typical plan/organization of Mission 66 resources in the five pilot parks (e.g. entrance station, park visitor center(s), general service buildings, housing, and satellite buildings/structures, etc.), if applicable, to understand how the campground resources potentially contributed to the park's Mission 66 context as a whole. The NPS will provide all related data it has available.

Project Processes

This project is intended to help better inform decision-making around Mission 66 era properties, including how to prioritize funding for conducting a Determination of Eligibility (DOE) on Mission 66 locations. These assessment activities, template DOE processes, and standard treatments will help focus the amount of planned funding for each location in the five-year plan and help create processes that will expedite compliance activities ahead of project construction.

The final DOEs, template(s), and treatment documents will be submitted to NCSHPO and the NPS for review. The project will include (depending on project funding and final project scope) the following tasks:

- The contractor will conduct one webinar start-up meeting, and two phone calls, upon submittal of progress reports, with NPS staff.
- Complete and accepted up to 8 National Register Consensus DOEs for properties identified by the NPS.

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- The contractor will conduct the necessary historical research needed to prepare the National Register DOEs, which NPS will provide access to. Additional relevant Mission 66 research material may be in the archives housed at regional offices or parks. Further research on the part of the contractor may reveal other repositories to be used in consultation with NPS staff.
- The contractor will need to make at least one site visit to the park units selected for documentation in coordination with the NPS unit and applicable NPS Region. The contractor will document and survey the property, photograph contributing resources and landscape characteristics, write the architectural and landscape descriptions, determine the historic district boundary (when applicable), meet with staff, and conduct archival research. The contractor will visit park archives if available and review records not available electronically.
- In conjunction with the park specific DOEs the contractor will be working to develop DOE Mission 66 template(s) to help standardize and expedite the survey and DOE process. This work will be completed in consultation with NCSHPO, SHPOs, and NPS for process insight and editing. The consultant is responsible for organizing the consultation and review process for this effort and completing all necessary edits to finalize this product.
- As funding allows the project consultant will produce recommendations for standard treatments.
- Standardized treatments documents and processes reviewed and accepted by NCSHPO, SHPOs, and NPS, note this project process will be established if funding becomes available but will include NCSHPO, SHPOs, and NPS in the development and review of the materials.

Proposal Submissions

For evaluation purposes, proposals should provide sufficient information as to assist NCSHPO and the NPS in determining the most qualified contractor for the project. Contractors interested in bidding should submit a written proposal that includes the following elements:

- Name of the individual(s) that would be working on the project and their proposed area(s) of responsibility. If proposing as a firm, project team, or organization, describe the proposed staff structure and how it is organized to provide the services requested by this RFP.
- Description of the specific, relevant education, experience, and qualifications of the principal Investigator and any contractor staff, demonstrating experience in architectural and landscape survey, successful preparation of National Register Determinations of Eligibility (DOEs), and development of treatment documents that meet the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- Information on projects of a similar nature and of significant work completed by the contractor in the past five (5) years. Include specific dates and types of services provided, and highlight success in meeting work schedules, project budgets, and product deadlines.
- A list of references (at least three, but not more than five) that may be contacted.
- A short narrative that responds to the scope of work as described in this RFP, which demonstrates the consultant's proposed approach to the project and capability to accomplish the desired goals.

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- A proposed budget that includes hourly labor rates of project personnel, the number of hours required to complete each task or product, and any necessary and appropriate project travel costs.
- A proposed project schedule.

All proposals must be received **no later than 5:00 p.m. EST** on June 20, 2020. They should be prepared simply and economically, providing a straight forward, concise description of the contractor's qualifications and capabilities to satisfy the requirements of this RFP.

Proposals may be submitted via email in electronic format (MS Word or PDF format) to Ms. Sharon Smith, NCSHPO Business Manager, at smith@ncshpo.org. NCSHPO will confirm receipt of submissions. However, if there are any issues (e.g., with attachments working correctly), the contractor is responsible for resolving these issues with an alternative submission method acceptable to NCSHPO and the NPS prior to the RFP deadline

Selection Criteria

Submittals will be evaluated and ranked based on the following factors, presented in no particular order:

- Qualifications of Principal Investigator and other key personnel.
- Responsiveness of the proposal to the project's purpose and scope of work.
- Prior demonstrated experience in preparing NR DOEs that have resulted in either concurrence by a SHPOs office or a successful NR nomination.
- Experience successfully preparing and creating template-based surveys and procedures.
- Experience successfully developing property treatment recommendations in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (optional depending on funding)
- Demonstrated capability of meeting projected deadlines and successfully completing contracts of this type.
- Past performance and references.
- Schedule and cost.

Terms and Conditions

- A. NCSHPO reserves the right to reject any and all proposals, and to waive minor irregularities in any proposal.
- B. NCSHPO reserves the right to request clarification of information submitted, and to request additional information from any consultant.
- C. NCSHPO and NPS shall not be responsible for any costs incurred by consultants in preparing, submitting or presenting its response to this RFP.
- D. Any and all rights to work produced through this project will be vested in the Department of the Interior, National Park Service, including any copyrights.

Questions

Respondents are invited to submit written questions requesting clarifications or explanations of the information contained in this RFP. Please direct all proposal or contract-related questions to Sharon Smith, NCSHPO Business Manager, at smith@ncshpo.org. Questions pertaining to the Mission 66 National Park Service Campground Initiatives may be directed to Jenifer Eggleston, Management Assistant for Cultural Resources Partnerships and Science, at jenifer_eggleston@nps.gov.