



# United States Department of the Interior

NATIONAL PARK SERVICE  
DENVER SERVICE CENTER  
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DENVER, COLORADO 80225-0287

In Reply Refer to:  
D5215 (DSC-CS)  
INDU 318674 Solicitation 140P2023R0041

**Date:** 01/25/2023  
**To:** General Public (Via the Government's Point Entry)  
**From:** Tim Burger, Contracting Officer, National Park Service, Denver Service Center  
**Subject:** Sources Sought Notice  
**Reference:** INDU 318674, Stabilization and Restoration of Historic Buildings for Adaptive Reuse

This is a Sources Sought Notice (SSN) for the purpose of conducting market research. Proposals are NOT being requested, nor accepted at this time. Responses are being requested from both large and small businesses.

**Purpose:** The purpose of this notice is to gain knowledge regarding the type of interested businesses and their qualifications. The National Park Service (NPS) will use information obtained through this notice to develop an acquisition strategy.

The Government anticipates conducting a competitive acquisition for this requirement. The amount of interest or lack thereof will determine the possibility of a small business or other socio-economical small business set-aside for the solicitation. Analysis of the quality of responses to this source sought announcement will be considered in the market research being conducted, and in the making of any small business set-aside determination for this requirement.

**Additional Information:** No proposal package, solicitation, specification or drawings are available with this notice.

**Cost Reimbursement:** Response to this announcement is strictly voluntary; no reimbursement will be made for any costs associated with providing information in response to this source sought announcement or any follow-up information requests.

**North American Industry Classification System (NAICS) code:** 236220

**Small Business Size Standard:** \$45,000,000

**Solicitation:** The NPS anticipates issuing a request for proposals in the summer of 2023.

**Bonding:** The NPS anticipates bid, performance and payment bonds will be required

## Project Description:

Project Conditions:

The project is located at Indiana Dunes National Park, Indiana.  
The construction magnitude is more than \$10 million - mandatory.

The surrounding area is rural with limited staging located at Indiana Dunes National Park.  
Note any unique material delivery requirements.

The construction site is less than 5 miles from nearest suppliers and lodging facilities.

The Park will remain open during construction, thus contract activities and logistics must be structured and scheduled to minimize visitor impact.

The site requires protective measures to ensure the surrounding area remains undisturbed.

The structures are historic/cultural resource.

The anticipated period of performance of 435 calendar days including any potential weather shutdown.

There are seasonal/other shutdowns mandated through the construction season.

Winter construction may be required.

#### Project Scope:

This project includes stabilization and restoration of historic buildings for adaptive reuse covering three distinct sites at Indiana Dunes National Park. The project will consist of three primary structures with subsequent secondary building and infrastructure which is grouped in three historically connected categories as the following:

##### Bailly Homestead and surrounding buildings

o Main House - Three-story (with a basement) large hewn log house with siding built in 1834-1835.

A major remodeling was done ca. 1896 to ca. 1903.

o Brick House - Two-story brick house (built ca. 1875) to serve as kitchen and studio. Moved to current location in 1904; enlarged in 1908.

##### Good Fellow Camp Lodge and Campus

o Good Fellow Camp Lodge - Three-story (with a basement) building that is approximately 11,000 square feet (built ca. 1941- steel structural frame with light wood infill and exterior redwood siding added in 1951). A one-story addition to expand the dining room was done in 1957.

##### Century of Progress District (House of Tomorrow)

o House of Tomorrow - A three-story dodecagon, 42 feet in diameter building that is approximately 2,685 square feet. Constructed in 1933 for the 1933's Chicago World Fair. Exterior work only on the building.

The features of each sub-project will include historic rehabilitation, connections to municipal water and wastewater systems, providing code compliant accessibility, and incorporating modern technologies for energy efficiency and sustainability.

**Submittal Contents:** Interested (small and large) businesses should submit the following information:

- (1) Company name, UEI number, address, point of contact, telephone number, and email address.
- (2) Business type: Classification as a Large or Small Business under the above listed NAICS, Small Business Administration (SBA) certified Historically Underutilized Business Zone (HUBZone), Veteran-Owned Small Businesses (VOSB), Service-Disabled Veteran-Owned Small Businesses (SDVOSB), SBA certified Woman Owned Small Business (WOSB), Economically Disadvantaged Woman Owned Small Business (EDWOSB). The size of a small business firm includes all parents, subsidiaries, affiliates, etc.—see 13 CFR 121.108.) Misrepresentation of size status can result in penalties.
- (3) Statement regarding your company's bonding capacity. Letters from bonding companies are not required at this time.
- (4) Information demonstrating experience and capability on projects of same or similar size, scope and magnitude, and constructed under similar conditions.
- (5) In addition businesses may submit existing marketing materials such as capability statements and brochures.

**Submittal Due Date/Time:** 1300 MT, 02/09/23

**Submit To:** timothy\_burger@NPS.Gov