



**COMMUNICATIONS INFRASTRUCTURE OPPORTUNITY
FOR THE
NATIONAL MALL AND SURROUNDING PARK AREAS**



Key dates for this Opportunity are as follows:

Release Date: January 16, 2026
Proposal Submission Deadline: February 16, 2026

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1 OPPORTUNITY

The National Park Service (NPS) has received inquiries from market participants interested in providing improved telecommunication services to the National Mall and surrounding park areas in Washington, DC (Park). This Opportunity is being issued in response to the NPS's December 2025 final Telecommunications Infrastructure Concept Plan (Telecommunications Plan) [ParkPlanning - National Mall Telecommunications Infrastructure Plan - final](#) and known interest from multiple service providers. The Telecommunication Plan provides a proactive approach for determining potentially acceptable telecommunications infrastructure within the park that are consistent with the cultural landscape, NPS mission, enabling legislation, existing park management documents, and future planning considerations as well as Ensure wireless infrastructure around the National Mall is sufficient for large emergencies and short notice events, thereby eliminating risks to emergency managers, first responders, and civilians. The NPS has determined that interest exists in providing improved service to this area and has identified the opportunity for a multi-provider access communication infrastructure.

Based on the project's technical requirements and constraints, the Telecommunications Plan recommends telecommunications infrastructure based on the following standards:

1. Enable the goal of 5x telecommunications capacity.
2. Minimize adverse impacts on resources, with special consideration for cultural resources.
3. Avoid or limit changes to contributing cultural resources, including views, structures, and lighting.
4. Use existing non-contributing architectural features when possible.
5. Reduce maintenance requirements.
6. Minimize long-term maintenance needs by standardizing infrastructure types and siting practices.
7. Consider the total number of required sites, aiming to balance network performance with visual and operational simplicity. The network infrastructure should use similar equipment and parts, when possible, to reduce maintenance needs.
8. Consider the number of sites. If appropriate, having fewer infrastructure locations is preferred.
9. Extension of fiber optic and power infrastructures will be required. These extensions will require careful planning and coordination with stakeholders including Pepco, Verizon, and the Smithsonian Institution.

The successful participant(s) will have the opportunity to apply for two permits as described below:

- Right-of-Way (ROW) permit authorizes the use of NPS lands for operation and maintenance of infrastructure (Appendix B).
- Special Park Use (SUP) permit authorizes the construction and installation of the approved telecommunication infrastructure.

The ROW Permit regulations can be found at 36 CFR 14. The Telecommunications Infrastructure Concept Plan (Telecommunications Plan) (Appendix A), a ROW Permit template (Appendix B), and Minimum Build-out Study (Appendix C) are attached to this opportunity and should be reviewed before a proposal is submitted. The standard terms and conditions of ROW Permits are not negotiable and will not be modified or deleted. Note that the NPS may add additional park and project specific permit conditions. If there is a conflict between the language of this opportunity and the terms of the ROW Permit, the terms of the ROW Permit will govern.

The successful participant(s) is responsible for payment of cost recovery consistent with 36 CFR Part 14, Section 14.7 associated with processing of the ROW Permit application, including the environmental

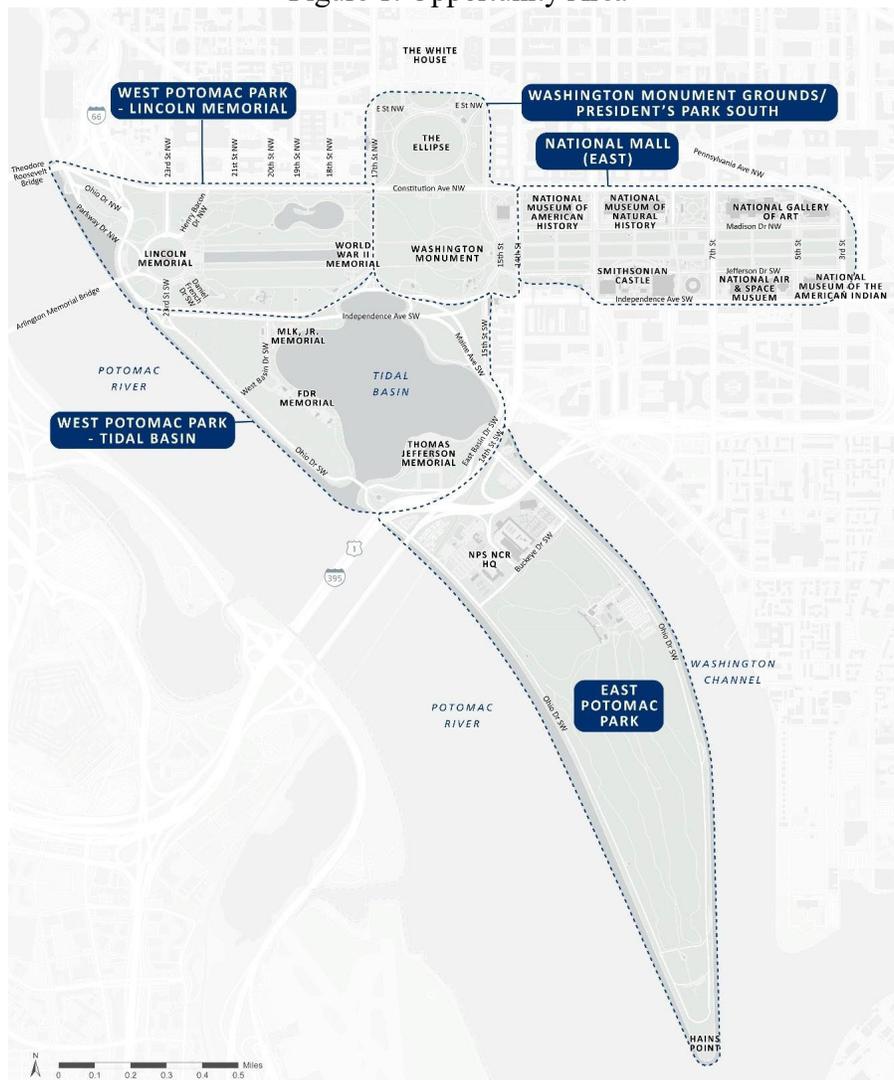
analysis required under the National Environmental Policy Act (NEPA), National Historic Preservation Act (NHPA), as well as approvals from the National Capital Planning Commission, the Commission of Fine Arts, and if a ROW Permit is issued, monitoring construction of the communications infrastructure and management of the ROW Permit during the term.

2 SITE DESCRIPTION

The opportunity area (Figure 1) is bound to the north by Constitution Avenue NW between 23rd and 17th Streets NW; E Street NW between 17th and 15th Streets NW; Constitution Avenue NW between 15th and 4th Streets NW; and Pennsylvania Avenue NW between 4th and 3rd Streets NW. 3rd Street NW/SW forms the eastern boundary. To the south, the opportunity area is bound by Maryland Avenue between 3rd Street SW and 4th Street SW; Independence Avenue SW between 4th Street and 15th Streets SW; 15th Street SW between Independence Avenue SW and Ohio Drive SW; and the Potomac River. Southeast of the 14th Street Bridge, the Washington Channel forms the eastern site boundary. The Potomac River forms the western boundary of the area.

Participants will need to work with local utility providers to develop plans and procedures to connect power and fiber. Details associated with connection to utilities should be part of all proposals.

Figure 1: Opportunity Area



3 SITE DEVELOPMENT INFORMATION

The proposed infrastructure must be consistent with the standards and guidelines in the Telecommunications Plan as well as the Small Cell Design Guidelines March 21, 2019 [Small Cell Design Guidelines March 21, 2019](#) .

Proposed infrastructure must meet the objectives of the Telecommunications Plan and the following goals for site planning:

- a) Develop communications sites that are consistent and in compliance with applicable standards and guidelines and provide for the needs of the public. Of particular importance are visual quality, public safety, technical suitability, co-location, and compatibility of communications uses.
- b) Facilitate the orderly development of each communications site and provide for a safe and high-quality communications environment.
- c) Maximize the efficient use of each communications site, consistent with the principles and technical standards adopted in site designation.
- d) Consider anticipated changes and trends in technology, current demand, and projected future demand for the site in the next 10 years.
- e) Protect the public and Federal employees from harmful radiation by assuring holder compliance with FCC and Occupational Safety and Health Administration standards and guidelines.
- f) Address approved comments on Telecommunications plan from the National Capital Planning Commission review on January 8, 2026. <https://www.ncpc.gov/review/archive/2026/01-08/>

3.1 DEVELOPMENT AREA

Site locations within the development area are available provided the proposed site(s) can meet the evaluation criteria outlined in this document and are consistent with the node locations from the Telecommunication Plan.

3.2 PROPOSED IMPLEMENTATION PLAN

For each site proposed, the participant must provide an implementation plan at a scale of 1 inch = 20 feet. Existing features must be mapped (e.g., topography at two-foot intervals, roads, pathways, and utilities). The limits of construction must be shown within the development area. Initial and maximum dimensions of new and modified features must be shown by location. All proposed grading will be represented by contour manipulation. The Implementation plan must be prepared by a licensed landscape architect, architect, or engineer and must conform to applicable codes and regulations. (Additional Information and requirements are detailed in Section 6 - Proposal Requirements.)

3.3 ACCESS, PARKING, AND STAGING DURING CONSTRUCTION

Each proposal must include all necessary information related to access, parking, and staging requirements during the construction activities.

3.4 ELECTRONICS

All equipment and structures must be properly grounded. All transmitters must be authorized by either the Federal Communications Commission or the National Telecommunications and Information Administration, as appropriate, and must comply with the standards in the Telecommunications Plan.

3.5 DEVELOPMENT SCHEDULE

The successful participant(s) will have the opportunity to apply for a ROW permit. After completion of any required compliance and approval process(es), including review by the NPS Radio and Spectrum Management Branch and upon the issuance of any ROW permit for the site(s), development must start within 12 months and must be completed within 24 months. Site plans must be prepared by a qualified architect or engineer and must be approved by the NPS before construction begins.

3.6 OTHER

A ROW permit holder is required to obtain a Special Use Permit from the NPS prior to construction and to comply with all provided terms and conditions. For example, all areas disturbed by construction must be returned to their prior or improved condition.

4 SAMPLE TELECOMMUNICATIONS ROW PERMIT

The successful participant(s) will be awarded the opportunity to apply for a ROW Permit which will be partially informed by the successful participant's submittal. A ROW Permit template (Appendix B) is attached for review.

Main points to note are:

1. The ROW Permit will be for an appropriate term determined by the NPS.
2. The Use and Occupancy fee paid to the government will be determined consistent with 36 CFR Part 14, section 14.8 and in accordance with law, regulation, and policy.
3. The Permittee under a ROW permit and special use permit for construction must post a performance bond before starting construction that will cover removal costs of partially completed improvements, rehabilitation of the disturbed area if the project is abandoned by the Permittee, and rehabilitation of the site upon termination of the use.
4. If a ROW Permit is issued, the Permittee will be required to provide space in and on their facilities for other occupants (co-locators) in accordance with the Telecommunications Plan (Appendix A). Any and all co-locators will be required to obtain a separate NPS ROW permit prior.
5. The ROW Permit constitutes a revocable, non-exclusive license to use or occupy the area for the purposes to which the permit describes.
6. A Permittee may charge co-locators a reasonable rent for use of their infrastructure and may not impose unreasonable restrictions, including those that restrain competition or trade.
7. The Telecommunications Plan will be incorporated by reference and made a part of the ROW Permit.
8. Communication facility development and technical requirements shall conform to the terms and conditions of the ROW Permit template (Appendix B), the park added terms and conditions, the Telecommunications Plan (Appendix A), the completed NEPA and NHPA compliance, all National Capital Planning Commission and Commission of Fine Arts reviews and approvals, the opportunity, the selected participant's proposal, and applicable Federal, State, and local laws and regulations. The standard terms and conditions of the ROW Permit have been approved nationally for legal sufficiency and are not subject to negotiation or modification.

5 SPECIAL CONDITIONS

The following special conditions should be noted:

1. **Consideration of Proposals** - The NPS reserves the right to reject any or all proposals, or to extend the due date for proposals. Material submitted with a proposal will not be returned to the participant unless requested in writing. Incomplete proposals will not be returned for completion. However, the NPS reserves the right to request clarification of any proposal.
2. **Verbal Statements** - Any oral statement by any representative of the NPS with respect to this opportunity is an expression of opinion only and does not confer any obligation on the NPS. All changes to this opportunity must be made in writing.
3. **Warranty Against Commissions and Brokerage or Contingent Fees** - The participant warrants that no person or entity has been employed to solicit or secure acceptance of the participant's proposal in response to this opportunity for a commission or brokerage or contingent fee, other than an employee or entity established by the participant for purposes of conducting a communications business.
4. **Equal Opportunity** - All interested parties have an equal opportunity to apply. With the exception of Members of Congress, Resident Commissioners, and current NPS employees, any individual or entity may apply.
5. **Signing Authority** - All proposals submitted by corporations must be signed by the appropriate executive officer, along with proof of the officer's authority to sign, and must include the corporation's address. Individuals must sign their name and must furnish their business address.
6. **Additional Disclaimers** - The NPS has made every effort to present the information completely and correctly, but no warranty as to its accuracy is made. Each participant is expected to make his/her own assessment of the opportunity offered.
7. The NPS does not guarantee a profitable operation; rather, participants are responsible for reviewing the opportunity and making their own determination concerning business viability.
8. The NPS reserves the right to choose a successful participant(s) to pursue a ROW Permit based on the proposal that best serves the overall public, and meets the NPS Telecommunications Plan principles, goals and objectives (Appendix A). The NPS reserves the right to choose a successful participant(s) based solely on initial proposals, without oral or written discussions.
9. The NPS reserves the right to reject any or all proposals, and to rescind the opportunity at any time before a successful participant(s) is chosen or a ROW Permit is issued.
10. The NPS does not guarantee issuance of a ROW Permit to the successful participant(s). Issuance of any ROW Permit is contingent upon successful completion of the ROW permitting process including completion of the environmental analysis required by the NEPA, NHPA, approvals from the National Capital Planning Commission and the Commission of Fine Arts, review by the NPS Radio and Spectrum Management Branch, and a subsequent decision by the NPS to issue the ROW. The NEPA and NHPA processes may identify mitigation measures and adjustments to the successful participant's proposal that will be required and made a part of the terms and conditions of any ROW Permit(s) that may be issued.
11. **Cost Recovery:** Pursuant to 54 U.S.C. 103104, the NPS will collect cost recovery or administrative and other costs incurred by the NPS in processing a ROW Permit application. Participants are responsible for the cost associated with the development of all necessary materials to complete NEPA,

NHPA, National Capital Planning Commission and Commission of Fine Arts reviews, and any other necessary approvals. documentation or materials

6 PROPOSAL REQUIREMENTS

A participant's proposal shall consist of the items listed below. Proposals must be complete and responsive to be eligible for evaluation.

1. **Business Plan** - Provide the Business Plan in accordance with Section 6.1, below.
2. **Implementation Plan** - Provide an Implementation Plan in accordance with Section 6.2. The Implementation Plan must include, at a minimum, the required narrative and exhibits sufficient to allow NPS to score the proposal against the evaluation criteria in Section 8.
3. **Implementation Plan Summary Forms** (required; may be included within the Implementation Plan narrative or as an appendix). To support objective scoring and side-by-side comparison of proposals, the submission shall include the following standardized summary items:
 - a) **Proposal Summary Sheet** (one page) summarizing total nodes by sub-area and typology, anticipated co-location assumptions, maximum heights/typical equipment enclosure sizes, and any proposed deviations from Telecommunications Plan recommendations.
 - b) **Implementation Plan Conformance Table** cross-referencing Telecommunications Plan principles/requirements to the specific plan sheets/exhibits/narrative sections demonstrating conformance.
 - c) **Sub-Area Compliance Matrix** identifying, by sub-area, the proposed typologies and how the proposal avoids approaches identified as not appropriate for sensitive settings and minimizes visual impacts through siting, concealment, and node sharing.
 - d) **Node Inventory** listing each proposed node by unique ID, location, typology, proposed height, cabinet/enclosure approach, proposed co-locators, and associated visual simulation/viewpoints.

Further explanation of the proposal requirements can be found in the following sections.

6.1 BUSINESS PLAN

Participants are required to submit a Business Plan. In general, the Business Plan needs to depict the participant's managerial ability and experience, business and technical ability, reputation, and public service qualifications.

A listing of the information that is required in the Business Plan follows:

1. **Managerial Ability and Experience**
 - a) The participant must provide a synopsis of the owner/manager's experience in operating a communications facility or comparable enterprise. The selected participant must have successful experience in the operation of a communications facility or related business or have such experience as a director of a corporation.
 - b) The participant must describe experience managing communications facilities or comparable enterprises in a manner that is sensitive to environmental and/or cultural resource concerns.

2. **Business and Technical Ability**

- a) The participant must provide a brief history of the participant’s business including a summary of the business organizational structure and main activities (including activities located outside of NPS lands.
 - b) The participant must also provide a summary of all Special Use Permits, leases, and contracts for telecommunications infrastructure or similar projects issued for uses on NPS lands. The summary must include a description of the participant’s compliance with the terms and conditions of the authorization(s). If any authorization has been suspended or revoked, an explanation must be included in the summary.
 - c) The participant must provide a statement of technical and financial ability to construct, operate, maintain, and terminate the systems for which authorization is being requested.
3. **Reputation** - The participant must provide a listing of at least three business references with names, addresses, telephone numbers, and email addresses who can attest to relevant business experience. These references may be contacted for information regarding past performance. In addition, the NPS may consider past performance information from other sources.
4. **Public Service Qualifications** - The participant may submit a summary of public service qualifications, if applicable. Preference will be given to uses that offer public services and benefits over private uses.

The Business Plan must be a separate document in the proposal. Participants are free to add additional information as they see fit. Participants should be aware that all information submitted is subject to full public release after the date that the Regional Director selects a proposal and will not be kept confidential.

6.2 **IMPLEMENTATION PLAN**

Participants will submit an Implementation Plan that can be evaluated for consistency with the Telecommunications Plan and the standard ROW Permit. The Implementation Plan must be sufficiently detailed to allow the NPS to compare proposals against the Implementation Plan evaluation elements (Section 8) and to determine whether the proposal is capable of being advanced into ROW permitting process and subsequent compliance reviews.

At a minimum, the Implementation Plan must provide the information listed below and must present proposed infrastructure in a manner that is consistent with the Telecommunications Plan principles, including minimizing adverse impacts (with special consideration for cultural resources), avoiding or limiting changes to contributing cultural resources (including views, structures, and lighting), using existing non-contributing architectural features when possible, reducing maintenance requirements through standardization, and minimizing the number of sites where practicable while meeting performance needs.

A. **Implementation Plan organization and required exhibits**

1. **Executive summary (project-wide).** Provide a concise narrative describing the proposed system approach, including how the design achieves the Telecommunications Plan objectives and how the proposal addresses co-location, visual compatibility, maintenance, and constructability.
2. **Implementation Plan conformance table (project-wide).** Provide a table that lists each Telecommunications Plan principle/standard referenced in this prospectus and the specific plan sheets, exhibit numbers, or narrative sections where the proposal demonstrates compliance. The conformance table must include a brief “meets/partially meets/does not meet” statement and a short justification for each entry.

3. **Node inventory and mapping (project-wide).** Provide a map showing all proposed nodes, keyed to a unique node ID. For each proposed node, include a one-page “Node Sheet” that provides the required information in B below.
4. **Phasing and implementation strategy (project-wide).** Provide a coordinated phasing strategy and schedule that describes the proposed installation sequencing and methodology and identifies key dependencies (e.g., utility coordination, fabrication lead times, seasonal or event-driven constraints).
5. **Operations, maintenance, and restoration/decommissioning (project-wide).** Provide maintenance expectations, including routine maintenance frequency, access approach, and responsibilities. Provide a clear restoration/decommissioning approach describing how sites and architectural features will be restored if equipment is removed or no longer needed.

B. Required content for each proposed node (Node Sheet)

For each proposed node, participants must provide the following information in a standardized “Node Sheet” format to enable side-by-side scoring:

1. **Site Counts (system-wide and per node)** - Identify total proposed node count and demonstrate that the proposed approach does not exceed the quantity of nodes recommended in the Minimum Build-Out Study (Appendix C), unless specifically justified. Proposals that support all carriers with fewer nodes while meeting remaining criteria will be rated higher.
2. **Co-location (per node and system-wide)**- Specify the number of carriers proposed to be accommodated at each node and system-wide. Include the anticipated maximum co-locator count and a narrative describing how co-location will be physically and operationally supported without unacceptable visual or maintenance burdens. Attach copies of any proposed agreements or letters of intent from potential co-locators. While more antennas or other equipment at a site creates a more obvious visual profile, preference will be given to proposals that meet capacity requirements and minimize the visual impacts of sites while providing the greatest number of communication development opportunities as stated in the Telecommunications Plan.
3. **Scale (per node)** - The scale of the proposed features, including the height of the element containing the antenna(s) and the size of the equipment enclosure(s), should be minimized and match the scale of the architectural features of the immediate area surrounding each node. Detail drawings of equipment with dimensions are required.
4. **Architecture (per node)** - Proposed sites should be designed to closely match or be compatible with the architectural features of the area surrounding each node. Strong preference will be given to nodes that closely reproduce existing architectural elements (e.g., light poles).
5. **Location (per node)** - Proposed nodes should be carefully integrated into the existing architectural landscape, either replacing existing elements with nodes which closely match that element or with nodes that align with and augment existing sets of elements (e.g., a line of light poles). Strong preference will be given to proposals utilizing existing memorial lighting standards and other unique elements which allow the nodes to more easily blend in with the area.
6. **Capacity (per node and system-wide)** - Proposals should include a statement by each applicable carrier that the design supports a 5x or more increase in carrier capacity for the proposed area. Statement shall include why the proposed node count/typology is the least-impactful way to achieve the target. Participants should explicitly address how their proposal coordinates with or accounts for

existing and proposed rooftop macro sites to avoid overbuilding in the landscape. Proposals should also address how they coordinate with the ongoing use of Cell on Wheels (COWs) and Cell on Light Truck (COLTs) for special events. Proposals shall include a demonstration of expected capacity/coverage performance to illustrate how the count/typology addresses the coverage and capacity issues identified in the Telecommunications Plan. Proposal shall address how it supports major events / short-notice incidents.

7. **Site Plans and drawings (per node)** - The participant will provide:

- a) A detailed description of the design principles and guidelines that the participant will use to provide an antenna support structure (pole or similar) and, if applicable, the related equipment housing. The description should also include details on the planned design and exterior appearance so that the plan can be evaluated in the context of the surroundings of the project area. The site design must accommodate the proposed co-locators listed above.
- b) Implementation plan at a scale of 1 inch = 20 feet. Existing features must be mapped (i.e., topography at two-foot intervals, existing structures and features, roads and pathways, and utilities). The limits of construction must be shown within the development area. Initial and maximum feature dimensions must be shown by location. All proposed grading will be represented by contour manipulation.
- c) Scaled drawings to describe proposed site footprints, total feature height, and feature cross section widths at the bottom, middle, and top of the features.
- d) Additional drawings may be submitted by the participant to provide a more detailed portrayal of the proposed features.
- e) Eye-level photorealistic simulations, renderings, or similar graphic convention for specific installations that illustrate the proposed telecommunications infrastructure within significant viewsheds and from primary approaches in the study area.
- f) Reference to the antenna installation policies of the *Comprehensive Plan for the National Capital* and NCPC's *Antenna Submission Guidelines* criteria related to visibility, viewsheds, location/siting, safety, and materials for antennas attached to structures on the National Mall.
- g) A coordinated phasing strategy that outlines the methodology and timeline for how the proposed infrastructure will be installed, such as by provider, geographically, individually, or in batches.
- h) Expectations for network provider maintenance of the infrastructure and restoration of architectural features and sites should this technology no longer be necessary in the future.

Each proposal shall include a "Sub-Area Compliance Narrative" that (1) identifies the typologies proposed in each sub-area; (2) explains how the proposal avoids typologies identified as "not appropriate" for that sub-area; (3) demonstrates that the proposed node count and placements represent the minimum necessary to achieve the performance objective; and (4) includes representative renderings for each typology in each sub-area showing antennas, cabinetry, power/fiber routing assumptions, and concealment methods.

8. **Visual Analysis** - Participants should specify proposed feature heights and locations in relation to background scenery, as well as the extent and arrangement of any other facilities or improvements. The evaluation of visual impacts will be based primarily on the projected effects of proposed features. Participants should describe the measures they plan to employ to minimize the visual effects of their proposed features. The participant must also provide a viewshed model including a map of the

locations where the proposed site may be visible. These locations must be accompanied by a visual simulation of the proposed improvement.

9. Preference will not be given in the evaluation process to proposals using technologies such as antenna combining technology to reduce visual impacts unless all the likely co-locators provide written agreements to the participant that they would use that technology.
10. **Development Schedule** - Participant must submit a draft of the operating plan for the communications infrastructure, including a timetable for completing all planned developments. After issuance of a ROW Permit for the infrastructure, NPS will require that design and development be started within 12 months and be completed within 24 months. Plan must be prepared by a licensed landscape architect, architect, or engineer and must be approved by the NPS before construction begins. Draft design, development, and operating plans that list a prompt design and construction timetable will be rated higher than those plans listing timelines with a later implementation date.
11. **Facility Infrastructure (Security and Utilities)**
 - a) **Facility Security** - Participants must describe how security will be provided to the site and co-locators.
 - b) **Utilities Design** - A detailed description of the design principles and guidelines that the participants will use to provide utilities to the sites. Proposals shall include a utility conflict-avoidance narrative that includes preliminary approach that explicitly addresses how the participant will avoid below-grade conflict, assumptions about cabinet placement and how floodproofing/resilience will be addressed in constrained areas. Proposals shall also include stated assumptions about below-grade vs. above-grade solutions and how they align with the Telecommunications Plan requirements.
12. Mitigation measures proposed by the participants will be treated as binding commitments unless revised or changed by the NEPA or NHPA decision.

6.3 FEE TO THE GOVERNMENT

Upon any issuance of a ROW Permit, a Use and Occupancy fee will be charged to the ROW Permit holder consistent with 36 CFR 14.8.

7 SELECTION PROCESS

A Selection Committee appointed by the NPS consisting of NPS employees and/or other technical experts will make a recommendation to the Regional Director regarding to whom the opportunity to pursue any approved development should be awarded. During the evaluation process, the NPS Selection Committee may contact any references listed by the participant, including all local, State, or Federal entities that have issued the participant a current or past permit/lease, or other outside parties that may be relevant to this process. All participants will be notified of the selection. The NPS reserves the right to decline to issue a decision regarding the opportunity to pursue development of a communications site(s) as a result of this opportunity.

8 EVALUATION CRITERIA

8.1 OVERVIEW

A Selection Committee appointed by the NPS will evaluate proposals for completeness, responsiveness, and overall merit. Proposals will first be screened against the Minimum Requirements (Pass/Fail) in Section 8.2. Proposals that satisfy the Minimum Requirements will be evaluated and scored using the Weighted

Scoring Criteria in Section 8.3. The Selection Committee will rank proposals based on total score and may request clarifications as needed; however, clarifications may not be used to cure material omissions or to submit substantively new information that should have been included in the original proposal.

8.2 MINIMUM REQUIREMENTS (PASS/FAIL)

A proposal must satisfy all Minimum Requirements below to be considered responsive and eligible for scoring:

1. **Completeness and Responsiveness.** The proposal includes all of the required items listed in Section 6.
2. **Telecommunications Plan Consistency (Locations and Quantities).** The proposal demonstrates consistency with the locations and quantities identified in the Telecommunications Plan or clearly documents a limited deviation that reduces overall impacts while still meeting the performance objective(s) and the design intent of the Implementation Plan.
3. **Capacity Certification.** The proposal includes statements from each Carrier confirming that the proposed design supports the required capacity objective (e.g., 5x increase) for the proposed area.
4. **Visual Submittals Complete.** The proposal includes all required plan drawings and visual simulations, including eye-level renderings/photorealistic simulations for primary approaches and significant viewsheds, sufficient to assess visual effects of each proposed typology and cabinet placement.
5. **Sub-Area Compliance Documentation.** The proposal includes a Sub-Area Compliance Matrix and narrative demonstrating how the proposal avoids “not appropriate” approaches and implements design preferences identified for the National Mall and memorial settings, including strategies for cabinet concealment and minimization of visual clutter.
6. **Implementation Commitments.** The proposal includes a phasing approach and identifies maintenance, access, restoration/decommissioning commitments sufficient for NPS to evaluate stewardship and long-term impacts.

Proposals that fail any Minimum Requirement may be found non-responsive and removed from further consideration.

8.3 EVALUATION METHOD AND SCORING

Responsive proposals will be scored on a 100-point scale using the criteria and weights below. For each scored sub-criterion, evaluators will assign one of the following ratings, which will be converted to points:

- **Outstanding** = 100% of available points for the sub-criterion
- **Satisfactory** = 75% of available points for the sub-criterion
- **Marginal** = 50% of available points for the sub-criterion
- **Unacceptable** = 25% of available points for the sub-criterion

Critical scored elements. A rating of **Unacceptable** on any of the following critical elements may, at NPS’s discretion, render the proposal non-competitive regardless of total score: Quantity/Site Count, Node Sharing/Co-location, Architecture/Scale Compatibility, Location/Viewshed Compatibility, Cabinet Concealment Strategy, and Visual Analysis Quality/Completeness.

8.4 WEIGHTED SCORING CRITERIA (100 POINTS TOTAL)

A. Business Performance and Qualifications (10 Points)

1. **Relevant Experience and Past Performance (3 Points).** Demonstrated experience designing, permitting, constructing, and maintaining communications infrastructure in complex urban civic or culturally sensitive environments; documented performance meeting schedules and maintaining systems.
2. **Organizational Capacity and References (3 Points).** Organizational structure, key personnel qualifications, and references demonstrate ability to coordinate multi-party stakeholders and deliver projects of comparable complexity.
3. **Compliance/Authorization History (2 Points).** History of compliance with special use authorizations and applicable requirements, including responsiveness to land manager requirements, restoration obligations, and operational coordination.
4. **Public Service Qualifications (2 Points).** Demonstrates a business model and implementation approach that prioritizes public service outcomes (e.g., reliability during major events, emergency readiness, and visitor experience considerations) consistent with the purpose and setting of the area.

B. Implementation Plan Feasibility and Design Compatibility (80 Points)

This category evaluates the degree to which the proposal implements the Implementation Plan criteria (Quantity, Node Sharing, Scale, Architecture, Location, Capacity) and provides sufficient documentation to confirm feasibility and minimize impacts.

1. **Quantity / Site Count (15 Points).** Demonstrates the minimum necessary number of sites to meet performance objectives, consistent with Implementation Plan quantities, and provides a clear justification for the proposed count by area and by typology.
2. **Node Sharing / Co-location (10 Points).** Demonstrates a credible node-sharing strategy across Carriers to reduce the overall number of installations; identifies how sharing will be implemented operationally (equipment sizing assumptions, cabinet strategy, and governance/coordination approach).
3. **Scale Compatibility (15 Points).** Proposed feature heights, proportions, and physical massing are compatible with the surrounding landscape and architectural context; avoids visual dominance and minimizes perceived clutter.
4. **Architecture and Aesthetic Integration (15 Points).** Demonstrates high-quality architectural integration consistent with the character of the National Mall and memorial settings, including unified typologies where practicable, avoidance of visually discordant add-ons, and credible concealment strategies for antennas and associated equipment.
5. **Location and Viewshed Compatibility (15 Points).** Siting avoids preeminent viewsheds and sensitive memorial settings to the maximum extent practicable; locations are justified in relation to background scenery, primary approaches, and visitor experience, and include avoidance/mitigation of visibility impacts.
6. **Capacity / Performance Approach (5 Points).** Demonstrates how the design meets the performance objective, including assumptions, performance modeling/engineering narrative, and how performance is achieved without exceeding the minimum necessary infrastructure.

7. **Site Plans and Constructability (3 Points).** Provides clear site plans for each proposed installation, including footprint, cabinet placement, access/maintenance approach, and a realistic construction approach consistent with site constraints.
8. **Visual Analysis Quality and Completeness (2 Points).** Visual analysis and simulations are sufficiently detailed, accurate, and representative to evaluate impacts, including accurate depiction of height, cabinet visibility, and relationship to key views.

Required Sub-Area Scoring Component - Evaluators will specifically consider whether the proposal demonstrates sub-area-appropriate typologies and avoids approaches identified as inappropriate in sensitive settings, and whether the proposal credibly minimizes node count and visual impacts through siting, shared nodes, and concealment.

C. Deliverability, Operations, and Stewardship (10 Points)

1. **Phasing and Coordination (5 Points).** Phasing plan is realistic and coordinated, identifies dependencies (utilities, permits, carrier coordination), and minimizes disruption to visitors and operations.
2. **Operations and Maintenance / Restoration Commitments (5 Points).** Demonstrates a clear plan for routine maintenance, response to outages, access requirements, and restoration/decommissioning obligations (including removal and site restoration if equipment is no longer needed).

The NPS reserves the right to select the proposal that, in NPS's judgment, best meets the public interest and the objectives of the Implementation Plan, including minimizing impacts to the Park settings while achieving the capacity objective.

9 SUBMISSION INSTRUCTIONS

For a proposal to be timely and complete, all written proposal packages must be submitted to Krista Sherwood, National Park Service, National Mall and Memorial Parks, 1100 Ohio Drive SW Washington, DC 20242 by or on February 16, 2026.

THE NPS MAY CHOOSE TO NOT ACCEPT INCOMPLETE PROPOSALS OR PROPOSALS THAT DO NOT MEET THE MINIMUM REQUIREMENTS.

Participants must submit one (1) electronic copy in PDF format and four (4) paper copies of their proposal and supporting documents. Upon selection of the selected participant, all unsuccessful participants' proposals and supporting documents will be destroyed, unless the participant has requested in writing that the materials be returned.

If information is missing, the result will be a lower score with respect to the evaluation criteria to which the information pertains. Please ensure that all requested items are submitted. Companies or corporations submitting a proposal must sign using the name of the appropriate executive officer, together with the official address.

Any oral statement made by a representative of the NPS, shall not modify the requirements of this opportunity. If it is determined that an error or omission has been made, or additional information is required, a written amendment will be sent to each participant receiving a copy of this opportunity.

10 CONTACT FOR INFORMATION

Interested participants are urged to contact Krista Sherwood, Krista_Sherwood@nps.gov regarding questions related this opportunity such as ROW Permit conditions, operations of the communications site, or other related submittal requirements.

APPENDIX A – TELECOMMUNICATIONS PLAN

APPENDIX B - SAMPLE TELECOMMUNICATIONS ROW PERMIT

APPENDIX C - MINIMUM BUILD-OUT STUDY
