

LEASING OPPORTUNITY
Pea Ridge National Military Park
Garfield, Arkansas
Storage facility and hay lease



REQUEST FOR BIDS
(Term: 4 years)

Request for Bids Issued:	April 4, 2025
Questions Due Date:	April 25, 2025
Bids Due Date:	May 12, 2025
Opening of Submitted Bids:	May 13, 2025
Bids must be received by the National Park Service no later than 4:00 P.M. Central Time on the due date listed above. Send bids to: National Park Service Interior Regions 3, 4 and 5 601 Riverfront Drive Omaha, NE 68102 Attention: Eric Nikkel Commercial Services Specialist	

A. THE NATIONAL PARK SERVICE AND PEA RIDGE NATIONAL MILITARY PARK

1. The National Park Service and its Mission

America's National Park Service (NPS) was created by Congress to "conserve the scenery and the natural and historic objects and the wildlife therein, and to provide for the enjoyment of the same in such a manner and by such means as will leave them unimpaired for the enjoyment of future generations." Additionally, the Congress has declared that the National Park System should be, "...preserved and managed for the benefit and inspiration of all the people of the United States." The National Park Service has as its overall mission the preservation and public enjoyment of significant aspects of the nation's natural and cultural heritage.

To learn more about the National Park Service, visit our website at www.nps.gov. This site includes information on who we are, our mission, NPS policies and individual parks.

2. Pea Ridge National Military Park

Pea Ridge National Military Park (Pea Ridge NMP) is near the city of Pea Ridge, Arkansas, and 14 miles northwest of Bentonville, Arkansas. In March of 1862, the Union Army of the Southwest led by Brigadier General Samuel Curtis defeated the Confederate Army of the West under the command of Major General Early Van Dorn in a two-day battle at Pea Ridge in the remote northwest corner of Arkansas. This decisive victory permanently turned the tide of the Civil War west of the Mississippi, ensured that Missouri would remain in the Union, and freed Union forces for the campaign to take control of the lower Mississippi River.

Pea Ridge NMP was established on July 20, 1956, to commemorate the Battle of Pea Ridge and preserve the site of the battle, the largest Civil War engagement west of the Mississippi River. This 4,300-acre park encompasses nearly 90% of the actual battlefield. Its numerous resources include archeological sites, historic sites, structures, collections, and cultural landscape features associated with the battle and the agrarian community once found at Pea Ridge.

B. REQUEST FOR BID SUMMARY

This Request for Bids (RFB) provides the opportunity for interested individuals and organizations to submit bids to the National Park Service (NPS) to lease one storage facility and NPS lands for haying purposes within Pea Ridge National Battlefield under the following general terms and conditions.

See the attached "Offered Lease" for complete terms. Site visits can be made by appointment only through the Resource Management Division at Pea Ridge NMP by calling (479) 451-8122.

1. Property Offered for Lease

The facility and property for lease are located at Pea Ridge NMP at 15930 National Park Dr, Garfield, Arkansas 72732. The Premises includes one storage building (98.15 square feet) and approximately 600 acres of land. See Exhibit A to the Offered Lease - "Description of Premises" - for complete details.

2. Uses of the Leased Property

The Offered Lease will authorize the use of one storage facility to be used for storing supplies and materials, during the term of the lease. The Lessee will also have access to approximately 600 acres of mixed grass that will be cut for hay at a minimum of one time per year with additional cuttings dependent upon environmental and management practices. The NPS will mow/cut up to 50% of the total acreage, depending upon the lessee's ability. Lessee's activities on the Premises shall be subject to the general supervision and inspection of the NPS and to such rules and regulations regarding ingress, egress, safety, sanitation, and security as may be prescribed by the Park Area Superintendent. The Lessee shall be responsible for the maintenance and repair of the Premises that may be necessary during the term of the Offered Lease.

3. Term of Lease

The Offered Lease will have a term of four (4) years and is not renewable.

4. Rent and Other Financial Obligations

Rent required by the Offered Lease (see Section 5 of the Lease for complete terms) is as follows:

- A. Annual storage facility Rent of not less than \$670 (\$58.83 per month); and
- B. Revenue Percentage equal to bid starting at 40% of the Lessee's Gross Revenues, of fair market value of the type and quality of hay, at time of harvesting. The NPS will use the most current USDA Direct Hay Report for the state of Missouri to make the fair market value determination. This determination will be the average of the published price range. See Exhibit E to the Offered Lease - "Sample USDA Missouri Direct Hay Report" - for complete details. The NPS on site representative will determine type and quality of hay at the time of cutting.

5. Other Terms and Conditions

Among other conditions, the Offered Lease includes provisions addressing compliance with applicable laws; repair and maintenance obligations; termination; default; and insurance.

6. Competitive Process

This lease opportunity is open to all interested persons on a competitive basis. The bidder submitting a responsive bid offering the highest Annual Revenue Percentage will be selected for award of the lease subject to a determination of financial capability. A responsive bid is a bid that meets the material terms and conditions of this Request for Bids. If two or more bids are equal, an evaluation of a bidder's experience, technical ability, equipment quality and references shall be used to make the lease award between the equal bids.

7. Bid Submission Date

Bids under this RFB must be received on the due date identified on the front page, and at the address on the front page.

8. Authority

This RFB is issued under the authority of federal law and regulations. The applicable law is found at 54 U.S.C. § 102102, and leasing regulations may be found in the Code of Federal Regulations at 36 CFR Part 18. This RFB and the Offered Lease are subject to and incorporate all terms and conditions of Part 18 as applicable. In the event of any conflict between the terms of this RFB and Part 18, Part 18 controls.

For further information, please contact:

Facility Management Division
Pea Ridge National Military Park
15930 National Park Dr
Garfield, Arkansas 72732
Attn: Aaron_Artripe@nps.gov

C. SUBMISSION OF BID

1. Bid Submission Requirements

Bids must be enclosed in a sealed envelope and received by the Chief, Commercial Services, National Park Service, Interior Regions 3, 4 & 5 by the date and time identified on the front page of this RFB. The face of the sealed envelope shall show the bidder's name and address, along with the receiver's address as follows:

CONTAINS BID -- MAILROOM DO NOT OPEN
Bid on lease of property of the National Park Service

Commercial Services Division
National Park Service
Interior Regions 3, 4 & 5
601 Riverfront Drive
Omaha, NE 68102
Attention: Eric Nikkel

Telephonic bids, faxes, e-mail, and other means of transmittal will not be considered. Bid submittals will not be returned.

The bids shall contain the following information:

- a. Annual Revenue Percentage
- b. Technical Ability: the offeror should provide information on the proposed use of the property and their ability to successfully implement their proposed use.
- c. Experience: The offeror should provide information regarding its experience.
- d. Equipment: The offeror should provide a list and description of the equipment that the offeror proposes using on the leased property.
- e. References: The offeror should provide a list of references to verify the quality of work of the lessee.

2. NPS Selection

NPS will review all responses to this RFB as follows:

1. Bids must refer to the public notice that advertised this business opportunity.
2. Bids must include the dated signature of the bidder.
3. Bids must include the amount of Annual Rent (storage facility) offered. The minimum annual storage facility rent is \$58.83 per month / \$670 annually.
4. The bid must unconditionally agree to the terms and conditions of the Offered Lease, including, without limitation, an offer to pay Annual Rent in the specific amount of not less than \$670.00 per year (\$58.83 per month).
5. In addition, the bid must unconditionally offer to:
 - a. Pay Percentage Rent equal to or above 40% of the Lessee's Gross Revenues, of fair market value of the type and quality of hay, at time of harvesting. The highest bid %, above the minimum of 40%, of gross receipts will determine the highest bidder selected for award of the lease. The NPS will use the most current USDA Direct Hay Report for the state of Missouri to make the fair market value determination. This determination will be the average of the published price range. See Exhibit E to the Offered Lease - "Sample USDA Missouri Direct Hay Report" - for complete details. The NPS on site representative will determine type and quality of hay at the time of cutting.

Bids will only be considered if received by the due date and at the location identified on the front page of this Request for Bids.

Bids will be opened publicly at:

National Park Service, Interior Regions 3, 4 & 5, 601 Riverfront Drive, Omaha, NE at 10 a.m. Central Time, on the date identified on the front page of this Request for Bids. Bidders or their representatives may attend the bid opening. The bidder submitting a responsive bid offering the highest bid over 40% will be selected for award of the Offered Lease (subject to the NPS determining the successful bidder has the financial capability to enter into the Offered Lease as explained below). If two or more bids are equal, an evaluation of a bidder's experience, technical ability, equipment quality and references between the equal bids shall be used to make the lease award.

It is anticipated that the new lease will commence on June 1, 2025.

D. CONFIDENTIALITY OF BIDS

If you believe that a bid package contains financial information that you do not want to be made public, please include the following sentence on the cover page of the bid package:

"This bid package contains trade secrets and/or confidential commercial and financial information that the Bidder believes to be exempt from disclosure under the Freedom of Information Act. The Bidder requests that this information not be disclosed to the public, except as may be required by law."

In addition, you must specifically identify what you consider to be trade secret information or confidential financial information on the page of the bid package on which it appears, and you must include the following sentence on each such page:

“This page contains trade secrets or confidential commercial and financial information that the Bidder believes to be exempt from disclosure under the Freedom of Information Act, and which is subject to the non-disclosure statement on the first page of this bid package.”

Information so identified will not be made public by the NPS except in accordance with the requirements of applicable law.

E. DETERMINATION OF FINANCIAL CAPABILITY

The bidder submitting the highest responsive bid shall submit to NPS the following documents within ten (10) calendar days following notification:

1. **Credit Report** - A complete credit report in the name of the successful bidder that includes scores and is dated within thirty (30) days prior to the date of submission to NPS. The report must be from a major credit reporting company such as Equifax, Experian, TRW, or Dun & Bradstreet. If the successful bidder is not yet formed, include a credit report for each the individuals or entities that will have ownership interests or control of the Lessee.

2. **Bank Statement(s)** – Current bank financial statement(s) that verify the bidder’s ability to pay an amount equal to three (3) months-worth of the Annual Rent offered by the winning bidder. (The bidder that is determined by the NPS to be the highest responsive bidder may also be subject to background investigations to be conducted by the United States and must comply with same.)

The determined highest responsive bidder must execute and return the final Offered Lease within 30 calendar days after delivery by the NPS. If the declared high bidder fails to execute the final lease, the NPS may choose to enter into the Offered Lease with the next responsive highest bidder.

The NPS may reject any and all bids in its discretion and re-solicit or cancel a lease solicitation at any time without liability or obligation to any person.

BID FORM ATTACHMENTS

1. OFFERED LEASE:

- a. Exhibit A: Inventory and Condition Report
- b. Exhibit B: Insurance Requirements
- c. Exhibit C: Description of Premises
- d. Exhibit D: Maintenance Plan
- e. Exhibit E: Sample USDA Direct Hay Report