

Request for Expressions of Interest (RFEI)

Martin Luther King, Jr., National Historical Park
491 Auburn Avenue, NE / 493 (A, B, & C) Auburn Avenue, NE



AMERICA'S NATIONAL PARK SERVICE 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, Congress has declared that the NPS areas should be “preserved and managed for the benefit and inspiration of all the people of the United States.”

MARTIN LUTHER KING, JR., NATIONAL HISTORICAL PARK was established on October 10, 1980 to “...protect and interpret for the benefit, inspiration and education of present and future generations the places where Martin Luther King, Junior, was born, where he lived, worked, and worshipped, and where he is buried...” Martin Luther King, Jr. is best known nationally and internationally for his leadership of the modern American Civil Rights Movement and his subsequent efforts to promote world peace and economic equality.



THIS IS A REQUEST FOR EXPRESSIONS OF INTEREST (RFEI) ONLY.

This Request for Expressions of Interest (RFEI) is not intended as a formal offering for the award of any legal authorization. Responders are advised that the U.S. Government will not pay for any information or administrative costs incurred in response to this RFEI. All costs associated with responding to this RFEI will be solely at the interested party's expense. Not responding to this RFEI does not preclude participation in any future RFP, if any is issued. Participants should not assume they will receive any preference in connection with any future solicitation should they choose to submit materials in response to this RFEI. The RFEI allows interested parties an opportunity to review the property, facilities, and park area and to submit their concept(s) of potential

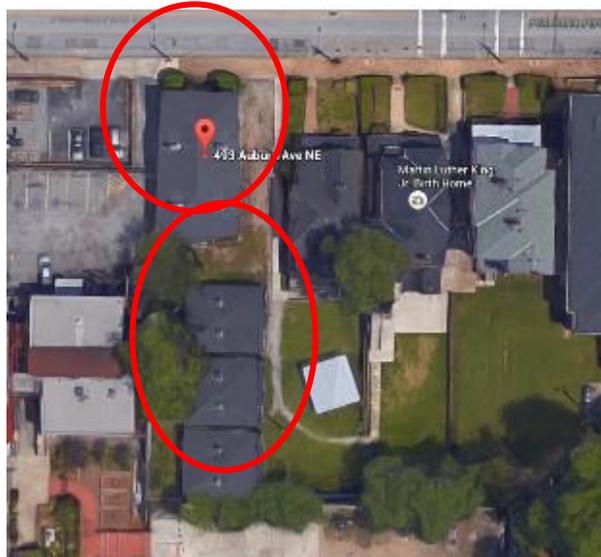
future use of the facilities, taking into account the park's purpose.

The NPS reserves the right, at its sole discretion to withdraw or discontinue the RFEI in whole or in part; use the ideas or materials submitted in response to this RFEI in any manner deemed to be in the best interests of the NPS, including, but not limited to, the undertaking of the prescribed work in a manner other than that which is set forth herein. The NPS likewise reserves the right, at any time, to change any components, concepts, or approaches of the RFEI. All costs associated with responding to the RFEI are the sole responsibility of the respondent and any such costs shall not be reimbursed by the NPS. Materials submitted to NPS in connection with this RFEI will not be returned. The precise process for soliciting and selecting proposals will depend on the nature of the business opportunity and the legal instrument under which the proposal is issued.

FACILITIES INCLUDED in RFEI

Building	Description
491 Auburn Avenue, NE	Two-story apartment building with 4,092 square feet and four apartments. Each apartment contains five rooms: front room, kitchen, two bedrooms, and one bathroom.
493 (A, B, & C) Auburn Avenue, NE	Three one-story apartment buildings with two apartments per building. Each apartment has 916 square feet with a front room, one bedroom, and one bathroom.

The National Park Service (NPS) is seeking expressions of interest for the use of up to four historic properties at Martin Luther King, Jr. National Historical Park is located on Auburn Avenue, NE in Atlanta, Georgia. They may be used individually or combined. The NPS will consider the responses to this RFEI to plan for the use of these facilities. The houses were built in 1911, as residential apartments. The houses were transferred to the National Park Service in 2003 and currently are vacant. Proposals for alternative uses will be considered.



CONSIDERATIONS

Uses of federal land must be authorized by law and comply with the law under which the use is authorized. Uses of federal land under NPS management must meet certain criteria. For the Martin Luther King, Jr. National Historical Park this means that the use must:

- Not degrade or unduly impair the park's resources and values;
- Be compatible with the programs of the NPS;
- Be consistent with the purposes established by law for the park area in which it is located; and,
- Ensure the preservation of any historic property involved with the proposed use.

Additionally, the use must follow all applicable local, state, and federal laws, such as health, safety, food handling, and labor and employment law. Uses must be compliant with environmental and historic preservation policy.

The NPS will consider the responses to this RFEI to plan for the use of these facilities. The pertinent laws, regulations and policies, can be found at: <http://home.nps.gov/applications/npspolicy/index.cfm>

More information on the NPS commercial services program can be found at: www.concessions.nps.gov.

Information about other ways to do business with the NPS can be found at:

www.nps.gov/aboutus/doingbusinesswithus.htm.

Information specific to Martin Luther King, Jr. National Historical Park is available at:

<https://www.nps.gov/malu/index.htm>

SUBMISSION GUIDELINES

Respondents are encouraged to provide input that demonstrates how their concept will support the park's purpose. Responses should not exceed five (5) pages total. Any viable option will be considered. Please submit:

- A description of your interest in use of facility(ies), and which facility(ies) you are interested in;
- A transmittal letter indicating your name, company or organization, legal structure, and contact information for representative(s) including email address;
- Previous NPS Concessions or Leasing operation experience, if any; and,
- Any other pertinent points or conditions.

Please indicate in your submission whether you would like the NPS to retain your contact information and notify you of future business opportunities.

Please submit your response by Friday, May 14, 2021. In addition, respondents are encouraged to submit an electronic copy of their response in any format to Tina T. Smiley at the address listed below.

FOR RESPONSES, QUESTIONS AND COMMENTS
PLEASE CONTACT

Tina T. Smiley
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Martin Luther King, Jr., National Historical Park
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