



NPS Photo

Request for Proposals to Lease Fort Washington Marina

**13600 King Charles Terrace
Fort Washington, MD 20744**

ISSUED 09/03/2019

Leasing Opportunity at Fort Washington Marina

Request for Proposals (RFP) - Fort Washington Marina

Request for Proposals Issued:	September 4, 2019
Site Visit:	September 24, 2019
Question Submission Deadline:	October 1, 2019
Proposal Submission Deadline:	November 27, 2019
Anticipated Date for Selection:	January 10, 2020
Anticipated Lease Commencement:	TBD

Proposals must be received by the National Park Service no later than 4:00 pm (EST) on Wednesday, November 27, 2019. Proposals must be submitted to:

Chad Tinney, Chief of Commercial Services
National Capital Region
1100 Ohio Drive, SW.
Washington, D.C. 20242

Interested parties may attend the site visit and are asked to RSVP no later than 12:00 pm (EST) on September 23, 2019. To RSVP for the site visit, email npsncrleasing@nps.gov and provide the name, email address, phone number, and the organization of attendees.

Questions not addressed in this RFP will be collected and responded to through issuance of Questions & Answers (Q&A) to all registered, interested parties. Questions must be submitted via email to npsncrleasing@nps.gov by 4:00 pm (ET) on Tuesday, October 1, 2019.

Questions and their answers will be viewable by the public and posted as Frequently Asked Questions (FAQs) on the website at: <https://www.nps.gov/pisc/learn/management/fort-washington-marina-operational-transfer.htm>

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BACKGROUND

A. National Park Service

The United States' National Park Service (Service or NPS) was created by Congress to “conserve the scenery, natural and historic objects and the wild life in the System units and to provide for the enjoyment of the scenery, natural and historic objects, and wildlife in such manner and by such means as will leave them unimpaired for the enjoyment of future generations.” 54 U.S.C. § 100101(a). Additionally, the Congress has declared that the Service should be “preserved and managed for the benefit and inspiration of all the people of the United States.” 54 U.S.C. § 100101(b)(1)(c). Therefore, the 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 Service, visit our website at www.nps.gov. This site includes information about who we are, our mission, Service policies and individual parks.

B. Piscataway Park, National Capital Parks-East

Piscataway Park was created as a unit of the National Park Service on October 4, 1961, through Public Law 87-362. The park is located along the Maryland shore of the Potomac River approximately 10 miles south of Washington, DC, and contains more than 4,500 acres of parkland. Approximately one-third of the land that comprises Piscataway Park is owned by the National Park Service, and nearly two-thirds of the park is privately owned. The National Park Service holds scenic easements over the privately owned land. The park also includes the 8.3-acre, 194-slip Fort Washington marina. The protection of the landscape serves to preserve the views from historic Mt. Vernon and Fort Washington.

For more information about the Piscataway Park visit: www.nps.gov/pisc.

C. Fort Washington Marina

Location and Premises

The Fort Washington Marina, associated land (including submerged lands), and associated buildings are located at 13600 King Charles Terrace, Fort Washington, Maryland 20744 on Piscataway Creek off of the Potomac River.

The land and property assignment (or Premises) includes the marina, buildings, parking lot, fuel system, public boat launch, waste water system and maintained landscape. The Premises is 8.31 acres +/-m containing approximately 4.6 acres by deeds, 3.25 acres filled lands and .46 acres submerged land.

Current Marina Operations

Fort Washington Marina has 194 existing wet slips (25’ to 50’ in length) with 17% occupied and dry storage occupancy at 89%. The marina also includes a paved launching ramp/dock and boat haul-out pier accommodating a 35 ton travel lift. There are underground storage tanks for

gas and diesel fuel services (10,000 gallons each). The marina is operational, however, the restaurant and one of the previously occupied boat repair shops are vacant and wet slip occupancy is suffering due to the lack of water depth.

Financial Data:

	2016 Nov-Dec	2017	2018
Marina Gross Receipts	\$12,083	\$679,364	\$709,211
Boat Shop	\$72,531	\$191,184	\$102,676
Restaurant	\$52,909	\$812,327	\$204,286*

*Restaurant was only open from January through May in 2018.

2. LEASING OPPORTUNITY

This Request for Proposals (RFP) provides the opportunity for interested individuals and organizations to submit proposals to the NPS to lease Fort Washington Marina at Piscataway Park. Some of the general terms and conditions of the leasing opportunity are described below, however, applicants should also review the Draft Lease (included as Attachment A). This Draft Lease will be the basis for any negotiation between the NPS and the selected applicant regarding the final Lease terms and conditions.

A. NPS Leasing Authority

NPS has the authority to lease historic property through the Historic Preservation Leasing Authority (54 U.S.C. 306121), as amended, and authorizes NPS to lease buildings and associated property administered by the Secretary as part of the System. These authorities are implemented through regulations promulgated under Title 36 of the Code of Federal Regulations

This RFP is issued under the authority of 36 CFR Part 18. This RFP and the offered Lease is subject to and incorporates all terms and conditions of Part 18 as applicable. In the event of any conflict between the terms of this RFP and Part 18, Part 18 will control.

B. NPS Goals

The NPS seeks a Lessee (as defined in the attached Draft Lease) for a long-term lease of Fort Washington Marina in order to:

of this RFP (also Section 6 of the Draft Lease)

C. Property Offered for Lease

Location and Water Access

The Fort Washington Marina, located at 13600 King Charles Terrace, Fort Washington, Maryland 20770 off Piscataway Creek. The marina is accessible via car and by public roads.

See Draft Lease EXHIBIT A: PROPERTY DESCRIPTION/LAND ASSIGNMENT

Property and Associated Land Assignment

The property and associated land assignment (or Premises) in the Draft Lease includes the marina, buildings, parking lots, fuel system, public boat launch, waste water system, and maintained landscape as shown in Exhibit A of the Draft Lease. The Premises is 8.31 acres +/- containing approximately 4.6 acres by deeds, 3.25 acres filled lands and .46 acres submerged land. The Lessee will be responsible for all structures, assets, utilities, landscape and other features of the Premises. The property and associated land assignment in the Draft Lease does not include non-NPS visitor services or facilities:

Asset Name	Size
FWMA Marina Office, Restrooms, Laundry Room and Restaurant	6,827 Square Feet (3,000 SF is designated as inside restaurant space, 25x40 patio, and 40x10 outside seating)
FWMA Diesel Fuel System	10,000 Gallons
FWMA Gasoline Fuel System	10,000 Gallons
FWMA Marina Parking	180,589 SF
Marina Picnic Pavilion	377 SF
FWMA Boat Shop	5,231 SF
FWMA Marina and Boat Launch	66,128 Feet
Maintained Landscape	8.31 AC
Waste Water System	1000 GPD
Hydraulic Boat Lift	Assigned to Lessee as Government Owned Personal property

Note: Premises may include utilities and other assets not specified above. The Lessee will be responsible for all structures, assets, utilities, landscape, and other features of the Premises.

See EXHIBIT A, and EXHIBIT C of the attached Draft Lease for further information regarding the Premises, Inventory and Condition of the assets on the Premises, and the Property/Land Assignment.

D. Lease Terms and Conditions

The NPS Lease for the Premises offered under this RFP will contain standard terms and conditions addressing compliance with applicable law, regulation, and policy. Additionally, in accordance with 36 CFR Part 18, it will include repair and maintenance obligations; termination; default; indemnification; and insurance.

The 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 Superintendent.

Final Lease terms and conditions will be negotiated between NPS and the selected applicant and must be substantially similar to the terms and conditions included in the Draft Lease.

Authorized Uses

The Lessee may utilize the Premises for the following purposes:

- Marina wet slip rentals
- Rental of motorized and non-motorized watercraft (i.e. jet-skis, kayaks and canoes)
- Retail to include sale of boating goods and services (i.e. ice, bait, tackle, fishing and photography supplies and souvenirs and informational products, appropriate to a National Park)
- Marina fuel
- Electric and Water Hookups
- Haul out services
- Laundry rooms
- Showers
- Public Boat launch
- Food and beverage sales (including alcoholic beverages)
- Snack bar
- Boat Repairs
- Dry dock repair services
- Dry Storage of boats
- Picnic Shelter(s) and associated grills

See Section 6 of the Draft Lease for more detailed information regarding the use of the Premises. As noted in the Draft Lease and described in Criterion 1 – Use, NPS, at its sole discretion, may also include additional uses, which are compatible with the Area's purpose, based on submissions from applicants who demonstrate in their proposals they have the experience necessary to ensure safe implementation of same.

Term of Lease

The term of the Lease is negotiable and must be proposed by interested persons and

individuals as part of their response to Criterion 2 – Financial.

In accordance with 36 CFR §18.10, the lease shall not have a term of more than 60 years and is not renewable.

Rent

The Lessee is required by law to pay, at a minimum, a fair market value rent to the NPS. The NPS has made a preliminary determination of Fair Market Value (FMV) for the Premises, subject to approval by the Office of Appraisal and Valuation Services (AVSO), Department of the Interior. **The preliminary determination for FMV is 10% of gross revenue. NPS expects to receive the FMV appraisal from AVSO prior to the end of the RFP response period. If the determination by AVSO determines the FMV is different than 10% then the response deadline may be extended to allow Offerors time to revise their proposals.**

The rent requirements are stated in Section 5 of the Draft Lease.

Improvements and Rent Offsets

Initial Improvements

The marina is currently operating, however, the marina is in need of dredging. The Lessee will be responsible for financing and undertaking all necessary dredging in order to keep the marina operational during the term of the lease.

All activities associated with the dredging improvements, or similar earth moving project, including planning, environmental compliance, construction activities, and record keeping, must be conducted in accordance with Service standards and require Service approval prior to construction (see Section 11 of the Draft Lease).

Proposals must include plans for a project to dredge as well as repair/rehabilitation plans for the marina (see Criterion 5).

Alterations

Applicants may propose Alterations to the Premises in response to Criterion 5. Alterations require Service approval prior to construction and must be conducted in accordance with Service standards (see Sections 6, 9, 10 and 11 of the Draft Lease).

Rent Offsets

The Draft Lease includes provisions for NPS (the Lessor) to offset rent for NPS approved costs of certain improvements of the Premises.

In accordance with the terms of Section 5 of the Draft Lease:

The Lessor will offset rent for approved costs of completed Initial Improvements

(see Section 8.1 of Draft Lease) incurred by the Lessee in accordance with the requirements of Section 5.7 of the Draft Lease.

The Lessor may offset rent for approved costs of completed Alterations incurred by the Lessee on a project-by-project basis in accordance with the requirements of the Draft Lease.

For expenditures undertaken in accordance with the Marina Upkeep Reserve Account requirements (see Section 9.4 of the Draft Lease) that exceed the available balance in the Marina Upkeep Reserve Account, the Lessee may request and the Lessor may approve Rent Offsets, on a project by project basis.

The method and timing of such Rent Offsets will be agreed to by the Lessor and Lessee from time to time, provided that, no rent offsets may be made in the absence of such an agreement.

Maintenance Plan

Applicants should note that within thirty (30) days of Lessee's occupancy of the Premises, the Lessee will be required to submit for approval by the Lessor a Maintenance Plan identifying the maintenance of and repairs to the Premises in the form of improvements and as otherwise necessary, to which the Lessee will adhere during the lease term to ensure the Premises are maintained at a level consistent with the Service's standards. The plan, when approved by the Lessor, shall become an Exhibit to the Lease without further action and the Lessee shall comply with its terms.

Taxes and Assessments

In accordance with the terms of Section 12 of the Draft Lease, the Lessee shall be responsible for the payment to the proper authority, when and as the same become due and payable, all taxes and assessments imposed by federal, state, or local agencies applicable to the Premises or the Lessee's activities on the Premises. Specifically, but not limited to, obtaining and maintaining any and all State of Maryland and Prince George's County permits related to having and maintaining an alcohol (liquor) permit and providing fuel services.

Lessees are not exempt from the payment of local ad valorem or real estate taxes, where applicable, absent any law to the contrary.

Insurance

Insurance requirements can be found in Exhibit B to the Draft Lease.

Transition Between Operators

The Lessee will be required to coordinate with the current marina operator and boat repair operator to ensure a smooth transition from existing marina operations to operations under a Lease as advertised in this RFP.

3. PROPOSAL SUBMISSION PROCESS

A. Competitive Process

This Lease opportunity is open to all interested persons on a competitive basis. The proposal judged best under the proposal selection criteria will be given an opportunity to negotiate a final Lease agreeable to both the selected applicant and NPS.

To be selected by the NPS, the applicant must demonstrate the capability to plan and finance the proposal. Evaluation criteria and the process for Lessee selection are described in detail in this section of the RFP.

Note: NPS is authorized to enter into leases directly with federally recognized nonprofit organizations and with government entities.

B. Proposal Submission Date and Requirements

Proposals must be received by the National Park Service no later than 4:00 pm (EST) on November 27, 2019. Proposals must be submitted to:

Chad Tinney, Chief of Commercial Services
National Capital Region
1100 Ohio Drive, SW
Washington, DC 20242

Attention: Fort Washington Marina Lease Proposals (MAILROOM DO NOT OPEN)

Proposal Package Content

All proposals must include the following:

- Completed and signed Transmittal Letter

- Applicant identification including the following:

 - Name of individual, title, address, phone number, and email address of primary contact person. If the applicant is an entity, provide names, and contact information of each partner, proprietor, or controlling principal.

 - A description of the nature of the applicant's corporate entity or partnership details, existing or proposed.

 - Relevant and related professional licenses or special skills and designations.

 - Responses to Criteria 1 through 5 (see section 3.C. of this RFP)

 - Completed Identification and Credit Information Forms (Attachment B)

 - Completed Financial Information for Revenue Producing Uses (Attachment B)

All proposals must be formatted to an 8-1/2" by 11" inch paper size. Applicants who have prepared financial documents in Excel may include electronic copies of the Excel files as part

of the proposal package, on a thumb drive.

Proposals submitted to the address listed above (U.S. Postal Mail or any express delivery), must be provided in a sealed envelope/box including all required proposal package content in both hard copy and electronic format (via flash drive or similar). Applicants must provide six (6) hard copies and one (1) electronic copy. In the event of any differences between the two, the hard copy will prevail.

NPS will not accept proposals submitted by telephone, fax, or methods other than the accepted methods described above (in-person or via mail). Proposals will not be returned. Proposals must be received at the designated address by the specified deadline.

Within three (3) business days of receipt of proposals, NPS will acknowledge receipt to the email address provided in the application.

C. Proposal Selection Criteria and Required Responses

The NPS requires clear and concise answers. Applicants should respond fully and accurately to all questions/requests and label your responses accordingly. To support your narrative response, applicants are encouraged to present timelines, cost estimates, financial information, and other similar data in tables, graphs or other applicable formats. If the required information is not provided, the proposal may be determined non-responsive and will not be evaluated further.

Overview

The NPS will review all responses to this RFP through an evaluation panel. Proposals will be reviewed to ensure that they adhere to the requirements outlined in this RFP and were submitted on time. Proposals that do not meet these requirements will be considered non-responsive and eliminated from consideration. NPS will select the best responsive proposal received under this RFP based on the following selection criteria:

Criterion 1 – Use

The compatibility of the proposal's intended use of the marina property with respect to preservation, protection, and affordable visitor enjoyment of the park.

NPS Objective:

NPS is interested in preserving the existing use of the marina. Therefore, proposals must be compatible with these uses of the Premises. NPS is also interested in uses of the marina property that will enhance visitor enjoyment of the Premises and nearby areas of Piscataway Park. As part of your response to this criterion, applicants are invited to propose activities and services compatible with the authorized uses described in Section 6 of the Draft Lease, as well as additional uses that are compatible with the purposes of the park. The NPS is also interested in an operator who will commit to providing services at a rate that is commensurate with services currently being provided

Required Response:

Describe in detail (using no more than 10 pages) your proposed operational concept for the marina including, but not limited to: services and amenities consistent with the authorized uses of the Premises; any additional proposed uses (services or amenities) compatible with the Park's purpose.

Criterion 2 – Financial

The financial capability of the offeror to carry out the terms of the lease.

NPS Objective:

The selected applicant must be capable of operating and maintaining the marina, as well as making the financial investment required for the improvements, alterations, and enhancements described by the applicant in response to Criterion 5. The applicant must propose a Lease Term (duration of Lease) that they believe is necessary to meet the terms and financial obligations of the Lease.

Required Response:

Applicants must complete and submit the following documentation:

Identification and Credit Information Forms*

Financial Information for Revenue Producing Uses*

Credit report in the name of the offeror 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 offeror is not yet formed, include a credit report for each of the individuals or entities that will have ownership interests or control of the potential Lessee.

Documentation of the source and availability of funds for, at minimum: start-up costs (for example: furniture, fixtures & equipment; professional services; salaries, marketing & promotion); the estimated initial improvement, alterations, or enhancements (response to Criterion 5). Acceptable forms of documentation include bank statements, bank financing commitment letters, or similar documents that demonstrate availability of or access to liquid assets. The Service will only consider documentation of illiquid assets (for example, real estate holdings) as relevant to this Criterion if the applicant also provides evidence of a current line of credit for those assets.

Applicants must state the proposed Lease Term (duration of Lease) in response to this Criterion.

* Applicants may provide additional information and exhibits to support responses provided in Identification and Credit Information Forms and Financial Information for Revenue Producing Uses. See Attachment B to this RFP.

Criterion 3–Experience

The experience of the offeror demonstrating the managerial capability to carry out the terms of the lease.

NPS Objective:

The selected applicant must be capable of meeting all of the terms of the Lease, including managing the marina in accordance with the authorized uses and carrying out the required Initial Improvements (see Section 8.1 of Draft Lease) to ensure a safe, sustainable, environmentally-sound, and resilient marina (e.g., dredging is maintained throughout the Lease term).

Required Response:

Describe in detail (using no more than 5 pages) your experience and managerial capability relevant to managing the marina in accordance with the terms of the Draft Lease and consistent with your responses to other Criteria in this RFP.

Criterion 4– Sustainability

The ability and commitment of the offeror to conduct its activities in the park area [Fort Washington Marina in Piscataway Park] in an environmentally enhancing manner through, among other programs and actions, energy conservation, waste reduction, and recycling.

NPS Objective:

The NPS is interested in the selected applicant conserving energy, reducing waste, and recycling, as feasible. The NPS is also interested in understanding the applicants' plans for preparedness as they relate to providing sustainable marina operations during high tides that may impact fuel and waste water systems.

Required Response:

Using no more than 10 pages:

Describe your proposal for managing and using the property in an environmentally enhancing manner through programs and actions you may propose, energy conservation, waste reduction, and recycling.

Criterion 5 – Initial Improvements, future alterations, and maintenance

The ability and commitment of the offeror to make improvements to, and maintain, the marina in a manner acceptable to the NPS.

NPS Objective:

The selected applicant must be capable of carrying out Initial Improvement Projects (as negotiated) to the Premises that will ensure a safe, sustainable, environmentally-sound, and dredged marina. The NPS is interested in proposals with detailed information about the applicant's plans for marina dredging that will allow for marina operations throughout the term of the Lease, as well as Initial Improvements and future alterations.

Required Response:

Using no more than 20 pages, submit a detailed plan and identify how you will dredge the marina. Plans must include, but are not limited to: timeline and any applicable project phases;

materials to be used; estimated cost of the project (including cost break-downs for material, labor, permits and phases, as applicable); drawings to include basic design; plan for dredge material deposit site, and a description of marina services and operations during construction (including an estimated timeline for any full or partial marina closures or anticipated suspension of operations). Also include any other improvements, proposed future alterations, enhancements to existing facilities or additions of removable, personal property structures in order to support your operational concept.

Offeror should also provide detailed plans on how the Deferred Maintenance (Attachment C) will be cured, through either routine maintenance, Initial Improvement Projects, or future alterations. Note that some of the Deferred Maintenance is required to be cured and must be addressed in this response (see Section 8.1 of Draft Lease).

Offeror will discuss their ability and approach to planning and implementing a Maintenance Plan for all of the included buildings and assets made available under this RFP. The Draft Maintenance Plan (EXHIBIT D of the Draft Lease) may be used as a template for reference, and negotiation.

For any proposed alterations or enhancements to the facilities, the applicant should provide project plans including, but not limited to: timeline and any applicable project phases; materials to be used; estimated cost of the project (including cost break-downs for material, labor, and phases, as applicable); drawings or renderings of the proposed alteration/enhancement; and a description of marina services and operations during construction (including an estimated timeline for any facility closures or suspension of operations).

CRITERION 6. RENT, TERMS AND CONDITIONS.

The benefit to NPS of the financial and other terms and conditions of the proposal, including, without limitation, the amount of percentage rent proposed and other proposed lease terms and conditions.

NPS Objective

Offeror must propose a rent that meets the minimum acceptable percentage rent as stated herein with their offer.

Required Response

Provide your proposed monthly Percentage Rent Payment to NPS (not to exceed 1 page). Monthly Rent shall be expressed as a Percentage Rent matching or exceeding the minimum Percentage Rent as established by AVSO appraisal. The final appraised minimum Percentage Rent is a percentage of gross receipts and will be determined by the Department of the Interior's Appraisal Valuation Services office (AVSO). This is the minimum percentage acceptable to the NPS. Proposals offering less than the minimum determined percentage will not be considered.

Discuss any terms and conditions in the Draft Lease that you intend to negotiate with NPS.

D. Evaluation and Selection Process

NPS will review all responsive responses to this RFP. An evaluation panel, assisted by technical consultants as appropriate, will make the final recommendation to the Service selecting official.

The responsive proposal determined by the NPS to best meet the evaluation criteria on an overall basis will be selected for negotiation of the Lease.

The NPS may determine that a proposal is non-responsive and not consider it further. A non-responsive proposal is a proposal that was not timely submitted or fails to meet the material terms and conditions of this RFP as determined at the sole discretion of the NPS.

The NPS, in its sole discretion, will determine whether the applicant's experience and financial capability match the scale and scope of the proposal.

The NPS reserves the right to reject one or all proposals, or terminate lease negotiations at any time prior to executing a final Lease without penalty or liability.

E. Additional Information and Modification of Proposals

NPS may request additional information or written clarification of a proposal from any applicant after the submission date. However, proposals may not be amended after the submission date unless permitted by the NPS. The NPS may not permit amendment of a proposal unless all applicants who submitted responsive proposals are given an opportunity to amend their respective proposals.

F. Confidentiality – Proposals Considered Public Documents

All proposals submitted in response to this Request for Proposals may be disclosed by the NPS to any person, upon request, to the extent required or authorized by the Freedom of Information Act (5 U.S.C. § 552). If you believe that your proposal contains trade secrets or confidential commercial or financial information exempt from disclosure under the Freedom of Information Act, mark the cover page of each copy of the proposal with the following legend:

“The information specifically identified on ___ pages of this proposal constitutes trade Secrets or confidential commercial or financial information that the applicant believes to be exempt from disclosure under the Freedom of Information Act. The applicant requests that this information not be disclosed to the public, except as may be required by law.”

Applicants must specifically identify what you consider to be trade secret information or confidential commercial or financial information on the page of the proposal on which it appears, and you must mark each such page with the following legend:

“This page contains trade secrets or confidential commercial and financial information that the applicant believes to be exempt from disclosure under the Freedom of Information Act, and which is subject to the legend contained on the

cover page of this proposal.”

Information so identified will not be made public by the NPS except in accordance with law. The NPS does not warrant and assumes no liability for the accuracy of the information provided in this RFP.

G. Notification of Selection

NPS will notify the applicant determined to have submitted the best proposal under the selection criteria. Lease negotiations will commence once the selected applicant is notified.

4. SITE TOURS AND ADDITIONAL INFORMATION

The NPS will hold a site visit September 24, 2019, to allow all interested parties to tour the Premises.

Interested parties may attend the site visit and are asked to RSVP no later than 12:00 pm (EST) on September 23, 2019. To RSVP, email Chad Tinney at npsncrleasing@nps.gov and provide the names, phone numbers, email addresses, and organization of attendees.

Questions not addressed in this RFP will be collected and responded to through issuance of Question & Answers (Q&A) to all registered, interested parties. Questions must be submitted in writing by 4:00 pm (ET) on October 1, 2019, and may be submitted via email to NCR Chief of Commercial Services, Chad Tinney, at npsncrleasing@nps.gov.

Questions and their answers will be viewable by the public and posted as Frequently Asked Questions (FAQs) on the website at <https://www.nps.gov/pisc/learn/management/fort-washington-marina-operational-transfer.htm>.

5. ATTACHMENTS to Request for Proposal (RFP)

A. Draft Lease including Exhibits A, B, C, D, F

B. Financial Forms

C. Deferred Maintenance

NPS reserves the right to reject one or all proposals, reject or accept any part of any proposal, discontinue the solicitation, or terminate Lease negotiations, at any time prior to executing a final Lease without penalty or liability. NPS does not warrant and assumes no liability for the accuracy of the information provided in this RFP.