

---

United States Department of the Interior

National Park Service  
Virgin Islands National Park



---

# Request for Proposals To Lease Property at Caneel Bay

Virgin Islands National Park  
St John, United States Virgin Islands

**Issued May 7, 2026**



Looking down on Caneel Bay / NPS Photo

---

## Leasing Opportunity at Virgin Islands National Park Request for Proposals – Caneel Bay, St. John USVI

Request for Proposals Issued:	May 7, 2026
Site Visit:	June 4 & 5 at 12:00 P.M. (ET)
<b>Question Submission Deadline:</b>	<b>June 11, 2026, at 2:00 P.M. (ET)</b>
<b>Notification to Submit Proposal</b>	<b>June 17, 2026</b>
<b>Proposal Submission Deadline:</b>	<b>July 8, 2026 at 2:00 P.M. (ET)</b>
Anticipated Date for Selection:	Fall/Winter 2026/27
Anticipated Lease Commencement:	TBD

Proposals must be received by the National Park Service (NPS) no later than **2:00 pm (ET) on July 8, 2026**. Proposals must be submitted electronically through the NPS Teams site. Offerors are encouraged to confirm their access and ability to upload documents prior to the Proposal Submission Deadline.

All Parties that intend to submit a Proposal under this Request for Proposals (RFP) are encouraged to **attend one of the site visits** and are asked to register with the NPS Regional Office and RSVP **no later than 12:00 pm (ET) on the day before the site visit** that they wish to attend. To register and RSVP for the site visit, email [SERCommercial\\_Services@nps.gov](mailto:SERCommercial_Services@nps.gov) and provide the names of the attendees.

Questions not addressed in this RFP will be collected and responded to through the issuance of Question & Answers (Q&A) to all qualified parties. **Questions must be submitted in writing by 2:00 pm (ET) on June 11, 2026**. Questions must be submitted via email to [SERCommercial\\_Services@nps.gov](mailto:SERCommercial_Services@nps.gov).

Questions and NPS answers will be viewable by the public and posted on the NPS Leasing website at <https://www.nps.gov/subjects/leasing/request-for-proposal.htm>

# TABLE OF CONTENTS

<b>INTRODUCTION</b> .....	<b>1</b>
<b>LEASING OPPORTUNITY</b> .....	<b>1</b>
OPTIONAL PROJECT ELEMENTS .....	1
LEASE PROCESS .....	2
OPPORTUNITY OPEN TO ALL .....	2
INTELLECTUAL PROPERTY .....	2
VIIS REDEVELOPMENT OBJECTIVES .....	3
<i>General Lease Objectives</i> .....	3
<i>Public Access</i> .....	3
<i>Natural Resource Protection</i> .....	3
<i>Cultural Resource Protection</i> .....	4
<i>Archaeological Resource Preservation</i> .....	5
<i>Overnight Guest Experience</i> .....	6
<i>Long-Term Leasehold Management</i> .....	6
ADDITIONAL LEASEHOLD REQUIREMENTS.....	6
<i>Project Name and Affiliation</i> .....	6
<i>Lessee Improvements and Responsibilities</i> .....	6
<i>Compliance Responsibilities and Funding</i> .....	7
ADJACENT VIRGIN ISLANDS NATIONAL PARK PROGRAMS AND SERVICES .....	7
DESIGN REQUIREMENTS.....	8
<i>Resilient Design</i> .....	8
<i>Viewsheds</i> .....	9
<i>Utilities</i> .....	9
<i>Buildings and Other Improvements</i> .....	10
ENVIRONMENTAL CONSIDERATIONS .....	10
<i>Ground Disturbance</i> .....	11
<i>Stormwater Pollution Prevention Plan (SWPPP)</i> .....	11
<i>Spill Prevention Control and Countermeasures (SPCC) Plan</i> .....	11
<i>Pre-construction Surveys and Monitoring</i> .....	11
<i>Integrated Pest Management</i> .....	12
<i>Protection of Air Quality and Noise Reduction</i> .....	12
PROPERTY OFFERED FOR LEASE .....	12
<i>Location</i> .....	12
<i>Leasehold Premises and Land Assignment</i> .....	12
<i>Real Property Improvements within the Leasehold Premises*</i> .....	12
<i>Landscape, Parking, and Other Site Improvements</i> .....	13
<i>Optional Property</i> .....	13
LEASE TERMS AND CONDITIONS.....	14

TERM OF LEASE.....	14
FAIR MARKET VALUE RENT.....	14
<i>Base Rent Not Available for Offset</i> .....	14
AUTHORIZED USES .....	14
IMPROVEMENTS .....	15
<i>Initial Improvements</i> .....	15
<i>Alterations</i> .....	16
RENT OFFSETS .....	16
MAINTENANCE PLAN .....	16
REAL ESTATE AND OTHER TAXES .....	16
INSURANCE.....	17
TRANSITION BETWEEN OPERATORS .....	17
<b>RFP SUBMISSION PROCESS .....</b>	<b>18</b>
COMPETITIVE PROCESS.....	18
PROPOSAL SUBMISSION DATE AND REQUIREMENTS .....	18
<i>Site Visit</i> .....	18
<i>RFP Submission Deadline and Requirements</i> .....	18
<i>Submission Protocol (electronic submission)</i> .....	19
<i>Responses Considered Public Documents</i> .....	20
<b>PROPOSAL CONTENT FOR RFP RESPONSES .....</b>	<b>21</b>
<i>Requested Information</i> .....	21
<b>RFP EVALUATION CRITERIA.....</b>	<b>22</b>
<i>Criterion 1 – Intended Use, Redevelopment Concept Plans (20%)</i> .....	22
<i>Criterion 2 – Financial Capability (15%)</i> .....	23
<i>Criterion 3 – Rent and Lease Term (15%)</i> .....	24
<i>Criterion 4 – Experience (10%)</i> .....	24
<i>Criterion 5 – Energy, Waste Reduction, and Recycling (10%)</i> .....	25
<i>Criterion 6 – Sustainability and Resilience of Redevelopment Plan (15%)</i> .....	25
<i>Criterion 7 – Historic Preservation (15%)</i> .....	26
EVALUATION AND SELECTION PROCESS .....	27
ADDITIONAL INFORMATION AND MODIFICATION OF PROPOSALS .....	27
CONFIDENTIALITY – PROPOSALS CONSIDERED PUBLIC DOCUMENTS .....	27
NOTIFICATION OF SELECTION.....	28
<b>RFP EXHIBITS AND SUPPORTING DOCUMENTS .....</b>	<b>29</b>
AVAILABILITY OF RFP DOCUMENTS.....	29
RFP EXHIBITS .....	29
RFP SUPPORTING DOCUMENTS.....	30
<b>GENERAL INFORMATION AND DISCLOSURES .....</b>	<b>30</b>

AUTHORITY.....	30
VIIS LEGISLATION.....	31
NPS LEGISLATION .....	31
LIMITATIONS.....	31

# INTRODUCTION

The NPS is releasing this Request for Proposals (RFP) seeking qualified individuals, organizations, or teams with development and management expertise in the Caribbean Islands, or similar locations, to redevelop and operate a portion of the buildings, lands, and improvements, that were previously operated as the Caneel Bay Resort (The Resort) along with potentially other Virgin Islands National Park (Park or VIIS) lands and facilities, collectively referred to as the "Leasehold Premises", through a lease with the NPS.

The NPS has the authority to lease certain federally owned or administered property located within the boundaries of park areas through the National Historic Preservation Act (54 U.S.C. § 306121), as amended, and the NPS general leasing authority as codified in 54 U.S.C. § 102102. These authorities are implemented through regulations promulgated under Part 18 of Title 36 of the Code of Federal Regulations (Part 18).

This RFP is issued under the authority of Part 18. This RFP 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 RFP and Part 18, Part 18 will control.

## LEASING OPPORTUNITY

This RFP provides this opportunity for individuals, organizations, or teams to submit proposals to the NPS to enter into a lease with the NPS that includes the areas identified in the Caneel Bay Area Map included in Exhibit A to this RFP, along with any Optional Project Elements that may be necessary for the Offeror to realize their proposed redevelopment plan. The nonexclusive use of Red Hook Dock Area along with The Resort area identified within Exhibit A, may be included in accordance with the terms of this RFP, depending upon the Selected Offeror's proposal, and will make up the "Leasehold Premises."

The NPS anticipates that the Leasehold Premises, at a minimum, will consist of the approximately 150-acres that were originally part of The Resort, which encompasses guest rooms, food and beverage facilities, dining space, utility infrastructure, maintenance buildings, miscellaneous support buildings and structures, recreational facilities, parking areas, roads, pathways, landscaping, and other site improvements, and may include portions of the optional project elements identified in this RFP.

Some of the general terms and conditions of the leasing opportunity are described below, however, Offerors should also review the Draft Lease # L-VIIS001-2026 included as Exhibit C to this RFP (Draft Lease) and the Lease Disposition and Development Agreement (LDDA) included as Exhibit B. The Draft Lease and LDDA will be the basis for any negotiation between the NPS and the Selected Offeror from this RFP. All terms of the final Lease are subject to negotiation and agreement between the NPS and Selected Offeror, provided that they are consistent with the requirements of this RFP and comply with all applicable laws.

## Optional Project Elements

Offerors may, as an option under this RFP, include concepts for management and operation of federal property that is adjacent to The Resort area, and the area located at Red Hook, St. Thomas, included in

the Optional Red Hook Dock Area Map, where the NPS operates a dock, associated parking, and a landscaped, recreation-friendly setting for visitors, both of which are included within Exhibit A to this RFP. A non-exclusive use of a portion of the Red Hook area may be made available to a potential operator for transporting visitors, employees, and goods to the resort.

Offerors are not required to incorporate the Red Hook dock location or additional adjacent federal property into their redevelopment concept. However, Offerors who wish to utilize either the Red Hook area or adjacent federal property must include it as part of their overall redevelopment concept submitted under this RFP. The entire Red Hook dock area will not be made available to the Selected Offeror and redevelopment at this site should be minimized, to the extent possible, as it could be shared with other entities in the future and it will not be included within the Leasehold Premises.

## **Lease Process**

Responses received under this RFP will be evaluated based on the Offeror's responses to the selection criteria established under 36 C.F.R. § 18.8 and outlined in the Proposal Evaluation Criteria section of this RFP. The NPS anticipates that this RFP will result in a Selected Offeror that is determined to best meet, on an overall basis, the Proposal Evaluation Criteria. The Selected Offeror will be given the opportunity, within a specified period of time, to negotiate the terms of the LDDA and subsequently a Lease. The LDDA and Draft Lease, included in this RFP will be the starting point for any negotiations, but the final terms must be substantially similar to those that are presented in the documents attached to this RFP.

If negotiations with the Selected Offeror do not result in an executed lease, within the period of time specified in the LDDA or a letter of intent to negotiate, the NPS, at its sole discretion, may extend the negotiation period, terminate the negotiations and negotiate with the offeror that submitted the next best responsive proposal, or cancel this solicitation.

## **Opportunity Open to All**

The opportunity to submit a response to this RFP is open to all interested individuals, organizations, or teams, unless they otherwise prohibited from contracting with the United States.

## **Intellectual Property**

The NPS administers an assortment of treasured American properties and resources across the country. The unique nature of an NPS lease blends commercial enterprise with the treasured historic, cultural, and natural assets that the NPS is responsible for protecting, including the protection of associated names, logos, and branding for these public assets. Consequently, the NPS asserts trademark rights to the names, brands, logos, and other source identifiers related to National Park System units, facilities, parks, and programs, which it may license to a leaseholder as appropriate.

Ataraxia Hospitality LLC currently holds five federal trademarks related to the Caneel Bay Resort, including three wordmarks and two design marks in the classes for hotel and restaurant services, land and resort management, and clothing and apparel. Any use of these trademarks in association with the leasehold interest conveyed under this opportunity will require the permission of the registered owner.

The NPS does not require a leaseholder to use any preexisting trademarks associated with this site or prohibit a leaseholder from acquiring any interest in whole or in part to the preexisting trademarks for use at this site.

## **VIIS Redevelopment Objectives**

### **General Lease Objectives**

- In addition to the purposes outlined in Public Law 925 Chapter 885, establishing Virgin Islands National Park, and as further outlined in the Foundation Document, Virgin Islands | Virgin Islands Coral Reef National Monument, U.S. Virgin Islands, December 2016 (Foundation Document), the NPS has a number of overarching objectives for this redevelopment project in order to comply with 36 C.F.R. § 18.4 which are as follows:
- The lease will not result in degradation of the purposes and values of the park area;
- The lease will not deprive the park area of property necessary for appropriate park protection, interpretation, visitor enjoyment, or administration of the park area;
- The lease contains such terms and conditions as will assure the leased property will be used for activity and in a manner that are consistent with the purposes established by law for the park area in which the property is located;
- The lease is compatible with the programs of the NPS;
- The lease is for rent at least equal to the fair market value rent of the leased property as described in § 18.5;
- The proposed activities under the lease are not subject to authorization through a concession contract, commercial use authorization or similar instrument; and
- The lease will adequately insure the preservation of the historic property.

### **Public Access**

At a minimum, the public may use navigable waters of the area, including the wet sand beach (foreshore) of Honeymoon Beach, Little Caneel Beach, Caneel Beach, Scott Beach, Paradise Beach, Turtle Bay Beach, and Hawksnest Beach (North). Offerors should identify in their proposals the degree to which public access beyond this requirement will be allowed.

### **Natural Resource Protection**

The following guidance is provided to assist prospective offerors in addressing natural resource considerations within their proposals.

The natural resources within the Leasehold Premises include sea turtles, coral, seagrass, sensitive plant

species, birds, mammals, and a myriad of other wildlife. Charged with the responsibility for conserving these resources, the NPS is interested in a lease that will limit impact on the natural resources of the Park. Any redevelopment project will need to take into account the impact it will have on the coastal marine environment, tidal zones, the flora and fauna of the Leasehold Premises (including the cultural landscape that may have been created through ornamental plantings and design elements), and other wildlife that exist on the landscape and more specifically within the Leasehold Premises.

The collection and reuse of water at the Leasehold Premises is important, since fresh water is not always readily available throughout the island. Incorporating infrastructure and practices to capture and treat rainwater and stormwater from the site could potentially improve water quality at the site and reduce stormwater runoff that results in sedimentation into the marine environment. Water storage solutions, either distributed or combined, may require additional infrastructure. The impacts of installing additional infrastructure to the natural and cultural resources will be evaluated against the benefits of water collection and reuse.

Additionally, redevelopment of the Leasehold Premises must also be consistent with the Virgin Islands Coastal Zone Management Act (12 V.I.C. § 903) and the federal Coastal Zone Management Act, which together establish the legal framework for protecting coastal resources within the territory. In addition, preservation of Heritage Trees in compliance with the Community and Heritage Tree Law: V.I.C. Title 12, Chapter 3A may also be required.

## **Cultural Resource Protection**

Responses to this RFP must be consistent with the cultural resource laws, regulations and guidelines that will govern management of the Leasehold Premises. The primary laws and regulations that guide actions by lessees operating within NPS property include, but are not be limited to, the National Historic Preservation Act (NHPA), the Antiquities Act of 1906, the Historic Sites Act of 1935, the Archaeological Resources Protection Act, the Native American Graves Protection and Repatriation Act, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and Part 18. This guidance is provided to assist prospective offerors in addressing cultural resource considerations within their proposals.

The cultural resources within the Leasehold Premises include historic buildings, structures, objects, historic ruins (categorized as archaeological sites), landscape features, traditional cultural sites and landscapes, burials, and the Caneel Bay Resort Historic District (the Historic District), which was determined eligible for listing on the National Register of Historic Places (NRHP). Exhibit J provides additional information about the Historic District. The NPS will continue to be responsible for cultural resource protection and compliance activities within the Leasehold Premises. The NPS is interested in repairing, redeveloping, rehabilitating, replacing and restoring buildings and structures of the Historic District located within the Leasehold Premises in a manner that is in compliance with the National Historic Preservation Act (NHPA), The Secretary of Interior's Standards for the Treatment of Historic Properties and Part 18.

In accordance with the National Historic Preservation Act (NHPA) and its implementing regulations (36 CFR part 800), the NPS seeks to avoid, minimize, or mitigate adverse effects to historic properties by locating proposed improvements within previously disturbed areas whenever feasible. Consistent with the Secretary of the Interior's Standards and NPS cultural resource management policies, new

development must be designed in a context-sensitive manner that accounts for the character-defining features of contributing resources, the overall Historic District, and the broader cultural landscape. Pursuant to Section 106 review requirements, the NPS also acknowledges that some existing buildings and structures within the Historic District may require redesign or replacement when they are no longer structurally sound or are situated in areas prone to recurring flood hazards, conditions that may compromise both life safety and the long-term preservation of historic resources.

In May 2025, a visual, nondestructive structural assessment was conducted for all buildings within The Resort area which is included as Exhibit I to this RFP. The assessment focused solely on structural systems, such as bearing walls, columns, beams, and roof framing, and did not evaluate the condition of historic materials or determine whether character-defining elements contributing to the Historic District's eligibility remains intact. Additionally, given that a significant amount of time has passed since this assessment was conducted, the condition of these buildings may have significantly changed. Offerors will need to make their own determination of the viability of all buildings within the Leasehold Premises.

Consultation with the U.S. Virgin Islands State Historic Preservation Office (VI SHPO), the Advisory Council on Historic Preservation, and interested parties will be required under the National Historic Preservation Act (NHPA) regarding the identification, eligibility, determination of effects, and resolution of any potential adverse effects for any historic properties located within the Leasehold Premises. Not all areas within the proposed leased area have been inventoried for cultural resources and the potential for additional cultural resource site types within the Leasehold Premises are likely. These site types include traditional cultural landscapes/sites and human burials.

## **Archaeological Resource Preservation**

Several archaeological sites and ruins have been identified within The Resort boundary. Any proposed redevelopment affecting these cultural resources must comply with NEPA and NHPA. In addition, all treatment, preservation, or modification of historic properties must be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. If leasing, outleasing, or related real-property actions are involved, such activities must also conform to the applicable requirements of 36 CFR Part 18, which governs the use and protection of historic property under federal management.

### Scenic Resource Protection

Scenic views are a defining feature of Virgin Islands National Park, as stated in the Park's enabling legislation. Park visitors can enjoy outstanding scenic views from ridge to reef, including sparkling blue water, coral gardens, white beaches, green mountains and valleys with tropical vegetation. There are views from scenic overlooks, scenic panoramas of seascapes and cultural landscapes, and historic structures and ruins. This unique combination of scenic resources is an important part of the Park experience.

The NPS is interested in preserving the scenic values of the Leasehold Premises in a manner that is consistent with the original design intent of the resort. Landscape design, including the dispersed nature of the buildings throughout the property, minimized the impact The Resort had on the views and vistas in and around Caneel Bay.

Redevelopment of the Leasehold Premises should minimize additional impacts on the scenic values of

Caneel Bay and the Park. If damaged structures are not rebuilt in their existing locations for reasons related to flood zone impacts or other considerations, it is the desire of the NPS to have structures located and designed in a manner that will preserve the scenic resources of Caneel Bay and the Park to the greatest extent feasible.

## **Overnight Guest Experience**

The NPS aims to create an overnight guest experience that reflects The Resort's original mid-20th-century design, in recognition of its eligibility as a Historic District on the NRHP. The NPS would like guests to understand that the design of The Resort's landscape holds deep cultural and historical significance. Visitors to the Park should refrain from damaging or disturbing any part of it — including the remaining historic resort buildings, the land itself, the Durloo Sugar Plantation ruins, Heritage Trees, turtles, or other resources.

## **Long-Term Leasehold Management**

The NPS is interested in a lessee that will provide long-term management of the Leasehold Premises during the entire term of the lease. Although the Lease will contain provisions for NPS approval of a transfer by the Lessee of their leasehold interest, in whole or in part, the NPS prefers a lessee that will "develop to hold" and demonstrates a long-term commitment to the operation of the Leasehold Premises.

## **Additional Leasehold Requirements**

### **Project Name and Affiliation**

The Lessee will be required to use a single identifying name for their operation that has been expressly approved by the NPS. As previously stated, the "Caneel Bay" name is a registered trademark and any use of this name in connection with the operation of the Leasehold Premises will need to be negotiated with the current trademark owner. The use of destination monikers or "branding" with regard to National Park properties, which mimic or reflect corporate names or commercial affiliations, may not be permitted. Offerors should identify any requirements for corporate naming and branding of the project in their response to this RFP.

### **Lessee Improvements and Responsibilities**

The Leasehold Premises includes the entire Caneel Bay area boundary, as identified on the Caneel Bay Area Map in Exhibit A, and may also include portions of the Red Hook area identified on the Red Hood Dock Area Map in Exhibit A, and will be leased by the NPS in "as-is" condition. The Lessee will be responsible for all development costs including all design and construction costs, all operating expenses and capital improvements for the entirety of the redevelopment project, and cyclic and preventive maintenance of the Leasehold Premises for the entire term of the Lease. Design and construction costs include, but are not limited to, the demolition and removal of any of existing buildings, structures, debris, vegetation removal and landscaping, utilities, and any other improvements that will not be utilized by the Lessee or that will be replaced by the Lessee.

The Lessee will be responsible for complying with all applicable laws, including local and territorial laws, and all NPS laws, regulations, and policies related to the redevelopment project, and for identifying and obtaining all permits, inspections, and authorizations that may be necessary for the Lessee to complete their proposed redevelopment project.

The redevelopment of the Leasehold Premises will require substantial repair and redevelopment of the improvements to meet contemporary program, accessibility, current building codes, and life-safety code requirements, historic preservation, and environmental preservation. According to 36 C.F.R. § 18.4 (g) the Lessee, dependent upon their redevelopment concept, will also be responsible for restoring and maintaining cultural landscape and hardscape features within the Leasehold Premises, including circulation patterns such as roads, paths, and pavers; small scale features, including masonry walls, masonry planters, concrete foot baths, and masonry retaining walls; and the historically significant landscape that includes as many as 72 tree species all of which have been mapped by GPS.

All furniture, fixtures, and equipment (FF&E) necessary to operate the Leasehold Premises will be the complete responsibility of the Lessee. All FF&E should be in keeping with the VIIS Redevelopment Objectives stated above.

The NPS anticipates that the costs for construction and site improvements associated with the redevelopment of the Leasehold Premises will likely exceed \$100 million and could be substantially higher based on the particular programs, variations in site finishes, systems, and other improvements unique to the Offeror's redevelopment concept. Offerors will be responsible for performing their own structural investigations of the facilities and site improvements and for developing their own initial cost estimates for their redevelopment concept. The final redevelopment concept and associated cost estimates will be considered in a fair market value rent determination to be completed prior to the Lease execution.

## **Compliance Responsibilities and Funding**

The Selected Offeror will be responsible for funding and preparing any required compliance and permitting documentation associated with NEPA (an Environmental Assessment (EA) or Environmental Impact Statement (EIS)), NHPA, Endangered Species Act and other environmental statutes necessary for implementing their proposed redevelopment plan, under the supervision of the NPS. Prior to initiating document preparation, the NPS will provide written guidance specifying roles, responsibilities, schedule, coordination procedures, and deliverable expectations.

## **Adjacent Virgin Islands National Park Programs and Services**

There are several trails in and around the Leasehold Premises that are accessed from the Leasehold Premises. These trails include, but are not limited to the Water Catchment Trail, Caneel Hill Trail, and Lind Point Trail. The NPS intends for the public to continue to have access to these trails under any proposed redevelopment.

Other business operations exist in the Park. Cinnamon Bay campground facilities are a short distance from Caneel Bay. These campground facilities are operated under a concession contract and provide tent camping, tent platforms, cottages, retail, watersports rentals, food and beverage services, and a restaurant.

Trunk Bay is a public beach that provides limited water sports rentals and caters primarily to locals, the visiting public, and cruise ship passengers. While use of this beach is open to the public, visitors are required to pay a Special Amenities Fee, and it is suggested that the Lessee coordinate with the NPS and the commercial service operators within Trunk Bay, if the Lessee anticipates transporting guests to this beach on a regular or scheduled basis during the term of the lease.

There are numerous commercial entities that operate within the Park under commercial use authorizations (CUAs). These operators provide transportation services, guided hiking, guided kayaking, guided paddle boarding, water-based tours, land-based tours, scuba diving, wedding/event organization, vessel excursions, and photography. Access to the Leasehold Premises by CUA holders will be negotiated with the Lessee. Additional information on the services offered through the Park's CUA program can be found on the Park's website at Do Business With Us - Virgin Islands National Park (U.S. National Park Service) ([nps.gov](https://www.nps.gov/viis/getinvolved/dobusinesswithus.htm)) (<https://www.nps.gov/viis/getinvolved/dobusinesswithus.htm>).

## **Design Requirements**

This RFP invites design strategies that respond to its unique constraints: limited space, scarce resources, and logistical challenges inherent to island environments. The NPS is seeking redevelopment concepts that make efficient use of the site, reduce dependence on external energy and material inputs, conserve water, support healthy indoor conditions, and simplify long-term operations and maintenance.

These priorities reflect the NPS mission to protect natural and cultural resources, especially in settings where self-sufficiency is essential. This RFP invites design strategies that respond to the realities of remote island infrastructure where every decision must account for transport limitations, supply chain challenges, and the need to maximize utility within a compact footprint.

## **Resilient Design**

Resilient designs are designs that can withstand the impacts of natural or human caused disasters and disturbances including the impacts of extreme weather events including high winds, high tides, rapid sea rise, torrential rains, saltwater exposure, extreme sun, and seismic activity. Resilient designs adapt to changing conditions resulting from stress or disturbance and quickly regain functionality. Stress or disturbance can be environmental or societal and normally lead to an interruption of service. Resilient designs allow the operator to quickly return to normal operations, reducing the need for capital outlays and limiting revenue loss. Resiliency can also be designed into other aspects of business operations and the supply chain. As an example, supplies and labor obtained from local sources minimize the potential impacts associated with weather events and natural disasters that can disrupt operations by damaging docks, roads, or bridges, and closing transportations routes necessary to get labor and supplies to the business from outside of the local area.

The NPS is interested in having resiliency designed into all aspects of the Leasehold Premises including buildings, infrastructure, power supplies, water supplies, labor, supply chains, landscapes, transportation, etc. The disruption of operations can have huge impacts to the local economy and resilient designs decrease the need for additional capital outlays during the term of the lease.

## Viewsheds

Given the relatively undeveloped nature of the island of St. John, the scenic quality of the Park's viewsheds have been identified as a fundamental resource and value that contributes to the Park's purpose. The Lessee will be required to reduce the visual impacts of redeveloping the Leasehold Premises by utilizing the existing building footprints, where possible, utilizing materials and exterior paint colors that blend into the environment, installing downward facing lighting to minimize light pollution, and to install turtle safe lighting to reduce the potential negative impacts that lights may have on turtles and turtle nesting. The NPS will consider allowing buildings to be elevated where elevation is necessary to mitigate the impacts of rapid sea rise and provide flood and storm surge resiliency.

## Utilities

The utility infrastructure that previously served the Leasehold Premises included a desalination plant, a wastewater treatment facility, and the systems required to distribute water and wastewater across the property. It also comprised buried power lines, transformers, and communication cables and related infrastructure.

Commercial electrical power on the island of St. John is supplied from St. Thomas via underwater cable. Petroleum products fuel almost all of the power generation for St. John, with a small amount being generated by solar with some battery storage capacity. During times of high electricity demand customers may be subject to rolling blackouts. The Resort has historically maintained backup power generation capacity on-site. To provide for more resilient power generation for the Leasehold Premises the NPS encourages Offerors to consider an alternative redundant power supply. Furthermore, the NPS believes that implementing some type of alternative water heating system or capacity could reduce the demand for electricity in times of low supply.

Water supplies for The Resort were previously supplied through a desalinization plant on site. If the Lessee intends to continue to utilize a desalinization plant to supply water to the Leasehold Premises, the Lessee will be required to obtain any and all permits that may be required, and to operate the plant in accordance with all applicable laws, regulations, and policies of the NPS, as well as any local requirements that may apply to the operation of the desalinization plant. It may be possible for the sale of excess water to locals subject to all applicable laws, regulations, and NPS policies.

The Lessee will be responsible for installing any new infrastructure that is necessary for executing their redevelopment project as well as maintaining new and existing infrastructure throughout the term of the lease. The Lessee will be required to have the necessary qualified individuals on staff, or available through some other means, to meet the operating, inspection, and reporting requirements for all of the proposed utility infrastructure, equipment, and facilities within the Leasehold Premises.

If the Lessee decides to operate a wastewater treatment plant, the Lessee will be responsible for obtaining all the necessary permits for operating the wastewater treatment infrastructure associated with the Leasehold Premises, obtaining the necessary permits and inspections that may be required, filing the necessary operational reports, and disposing of all byproducts of the facilities, in accordance with all applicable laws including the laws, regulations, and policies of the NPS and any other authority having

jurisdiction.

## **Buildings and Other Improvements**

The NPS is interested in avoiding, minimizing, and mitigating effects on the natural, cultural, and scenic resources within the Leasehold Premises. To this end, the NPS is interested in preserving as many of the existing historic properties as may be feasible given the buildings and structures' structural integrity and scope of the Offeror's redevelopment project concept.

If buildings are proposed to be replaced, the NPS is interested in minimizing additional impacts to the natural, cultural, and archeological resources within Leasehold Premises. The NPS would prefer that the Lessee utilize the existing footprint of the buildings that are proposed to be replaced, or areas of previous disturbance, rather than having to disturb new ground in order to accommodate replacement buildings. However, the NPS does recognize that there may be a need to relocate or elevate some of the buildings on the Leasehold Premises to address the potential for future impacts to viewsheds and cultural landscapes associated with rapid sea rise, hurricanes, storm surge, flooding, etc.

Any building removal, replacement, or land disturbance associated with the redevelopment project will require compliance with the NEPA, NHPA, and the Secretary's Standards.

## **Environmental Considerations**

The NPS will be leasing the Leasehold Premises to the Lessee in "as is" condition.

In 2012 the NPS completed a Level 1 Pre-Acquisition Environmental Site Assessment (ESA) that revealed "Recognized Environmental Conditions" including, but not limited to, stained soil in the engineering and maintenance area and a landfill at Honeymoon Beach and recommended further investigation. In 2014 the NPS completed a Level II ESA that indicated a release had occurred and recommended additional assessment activities. Following the Level I and Level II ESA findings, in January 2017, the NPS received a "Removal Site Evaluation Report" that further evaluated the conditions within the previously operated Caneel Bay Resort and determined that a removal action was appropriate. After these findings, the NPS worked to define the extent of the contamination, which included additional investigation. The results of this investigation were summarized by the NPS in an Engineering Evaluation/Cost Analysis (EE/CA) Report shared with the public in September 2021. Additional investigations were conducted in November 2021 and January 2022 to address several data gaps identified in the EE/CA report. The findings of the additional investigations are documented in a Draft Final EE/CA Addendum Report, made available for public review in September 2022. Additional information on the EE/CA and EE/CA Addendum can be found on the NPS Planning, Environment, and Public Comment (PEPC) website.

The NPS intends to negotiate with the Selected Offeror lease language addressing any pre-existing environmental conditions and associated liabilities and management responsibilities within the Leasehold Premises.

## **Ground Disturbance**

Ground disturbance will be limited to those areas approved, in writing, by the NPS for boring, testing, construction, parking, and soil tests that are necessary for infrastructure, site, and landscaping improvements.

## **Stormwater Pollution Prevention Plan (SWPPP)**

The Lessee will be required to prepare and submit to the Park, and other agencies that may have jurisdiction, for review and approval, a SWPPP for construction activities prior to executing a lease and beginning redevelopment of the Leasehold Premises. The SWPPP will prescribe Best Management Practices (BMPs) to minimize potential soil erosion and include prescriptions for monitoring of conditions before and after the completion of work.

The Lessee will be required to maintain a SWPPP once the redevelopment is completed to cover the ongoing operations within the Leasehold Premises.

## **Spill Prevention Control and Countermeasures (SPCC) Plan**

The purpose of a SPCC plan is to help prevent and control a discharge of oil products into the navigable waters or adjoining shorelines. The Lessee will be required to prepare and submit to the Park, for review and approval, an SPCC plan for construction activities prior to executing a lease and beginning redevelopment of the Leasehold Premises. Additionally, the Lessee will be required to update the SPCC plan upon completion of the redevelopment. Depending on the amount of oil products that will be stored on the Leasehold Premises there may be additional requirements under applicable laws.

## **Pre-construction Surveys and Monitoring**

Prior to any construction activities, the Lessee will be required to conduct surveys to determine the presence of threatened or endangered species as determined by the U.S. Fish and Wildlife Service. If such species are found, the Lessee will be required to implement protective measures as may be required by the NPS or other agencies that may have jurisdiction over the Leasehold Premises.

The Lessee will also be required to determine if the proposed redevelopment project has the potential to impact Essential Fish Habitat (EFH) as determined by the National Marine Fisheries Service. If it is determined that the redevelopment project has the potential to impact EFH, the Lessee will be required to implement protective measures as may be required by the NPS, NMFS, or other agencies that may have jurisdiction over the Leasehold Premises.

The Lessee will be required to continuously monitor potential impacts to threatened or endangered species and EFH throughout the redevelopment project and operation of the Leasehold Premises. Any adverse impacts to threatened or endangered species or EFH, not previously identified and reported to the NPS, must be reported to the NPS as soon as the Lessee becomes aware of these impacts. The Lessee or operator may be required to implement protective measures as directed by the NPS, NMFS, or other agencies having jurisdiction.

## **Integrated Pest Management**

The Lessee will be required to implement the NPS Integrated Pest Management (IPM) policies. Examples of such actions include use of signage to educate visitors on the importance of litter control and not feeding wildlife, and use of animal proof trash receptacles. The Lessee will be required to submit a use request and obtain written approval from the Park prior to utilizing or distributing any pesticides, herbicides, or insecticides on the Leasehold Premises.

## **Protection of Air Quality and Noise Reduction**

The Lessee will be required to implement noise reduction and air quality protective measures during all construction activities and operation of the redevelopment. Requirements include minimizing the size of construction sites, use of sound barriers, and the implementation of dust control measures.

## **Property Offered for Lease**

### **Location**

The Leasehold Premises is located on the northwest portion on the island of St. John and is accessible by car from North Shore Road, route 20, the route that runs east from the Park headquarters in Cruz Bay. The Leasehold Premises is also accessible by foot via the Lind Point Trail that accesses the Leasehold Premises at Honeymoon Beach, and by boat via the ferry from the Red Hook area, the waters of Caneel Bay, Hawksnest Bay and other waters surrounding the property.

### **Leasehold Premises and Land Assignment**

The Leasehold Premises and associated land assignments to be included in the Lease will be negotiated between the Selected Offeror and the NPS based on the Selected Offeror's proposed redevelopment concept and plans and will include any improvements made to the real property under the terms and conditions of the Lease. The Lessee will be responsible for the maintenance and upkeep of all buildings, structures, assets, utilities, landscape, and other features of the Leasehold Premises, and any other land assignments that may be included in the Lease, throughout the term of the Lease.

### **Real Property Improvements within the Leasehold Premises\***

As previously mentioned, the NPS completed the *Caneel Bay Structural Assessment Report* in July 2025, which is attached to this RFP as Exhibit I. This report contains a listing of all the aboveground structures and improvements that the NPS is aware of within the Leasehold Premises. The report provides general structural assessment based on a non-destructive methodology focused on visual observation of accessible and exposed structural elements. As noted above, the structural assessment is included for reference only. Given the amount of time that passed since the assessment, Offerors should independently verify current building conditions and viability.

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

Leasehold Premises that are necessary for the operation of the Leasehold Premises. The report is included with this RFP to provide Offerors with information on the general condition of the buildings and structures within the Leasehold Premises. As of the date of the report, it is recognized that the buildings and structures are in a state of ongoing deterioration. Additionally, the NPS is not responsible for the accuracy of this report and any determinations regarding the suitability of the property or buildings and structures to be redeveloped. Additional investigation and testing are contemplated within the Lease Disposition and Development Agreement (LDDA), which is attached to this RFP and will be executed between the NPS and the Selected Offeror.

## **Landscape, Parking, and Other Site Improvements**

The cultural landscape around The Resort area is considered to be a contributing element to the Caneel Bay Resort Historic District and any changes to this cultural landscape will require compliance with the NHPA to include consultation between the NPS and the VI SHPO and comply with the Secretary's Standards.

Currently there is limited parking available within the Leasehold Premises and the NPS recognizes that depending on the scope and scale of the proposed redevelopment project, there may be a need to add additional parking. Any additional parking that is proposed as part of a redevelopment project will need to have additional compliance completed in accordance with the NEPA, NHPA and require consultation between the NPS and the VI SHPO and comply with the Secretary's Standards.

The Lessee will be responsible for funding and completing a surveyed legal description of resort property that will be subject to the review and approval of the NPS prior to the execution of the lease. The developer will also be responsible for funding and preparing any other surveys used in supporting documents to define or differentiate land assignment responsibilities between the NPS and the developer, including areas that may be negotiated, and any surveys that may be necessary to prepare redevelopment plans.

## **Optional Property**

As stated in the Optional Project Elements above, the NPS operates facilities with a dock and associated parking in the Red Hook area on the island of St. Thomas, a portion of which may be made available to the Lessee during construction and operational phases of the Leasehold Premises. Offerors are not required to include the Red Hook Dock in the overall Redevelopment Project. Offerors that are interested in utilizing the Red Hook area should include this area and associated components within their overall Redevelopment Project under this RFP. The inclusion of the Red Hook area will not be evaluated as part of the offeror's proposal.

Any additional adjacent federal property that the Offeror proposes to be included in the Leasehold Premises as part of their redevelopment concept will be considered and evaluated as part of their proposal under the RFP Evaluation Criteria listed below.

## **Lease Terms and Conditions**

The NPS Lease for the Leasehold Premises offered under this RFP will contain standard terms and conditions addressing compliance with applicable law, regulations, and policies; repair and maintenance obligations; termination; default; indemnification; and insurance, among other terms and conditions in accordance with 36 CFR Part 18.

The Lessee's activities on the Leasehold 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 Regional Director.

Lease terms and conditions will be negotiated between NPS and the Selected Offeror and must be substantially similar to the terms and conditions included in the Draft Lease.

## **Term of Lease**

The NPS has the statutory authority to issue a lease with a maximum term of up to sixty (60) years. The Lease term could be negotiated for less years based upon the improvements proposed for the redevelopment project, the overall capital to be invested by the Selected Offeror including the associated financing requirements, and the fair market value of the leasehold rights that are conveyed by the resulting lease.

## **Fair Market Value Rent**

The Lessee will be required, pursuant to the lease, to pay at least fair market value rent to the NPS for the leasehold interest that is conveyed under the lease. Fair market value rent will be determined by the NPS based on the Selected Offeror's approved redevelopment plans, the Offeror's response to Criteria 3 – Rent and Lease Term of this RFP, and Part 18. The NPS has the statutory authority to "adjust the rental amount as appropriate to take into account any amounts to be expended by the Lessee for preservation, maintenance, restoration, improvement, or repair and related expenses." 54 U.S.C. § 102102(d)(2). Historically this has been accomplished through Rent Offsets.

## **Base Rent Not Available for Offset**

The Lessee will be required to pay Base Rent annually, in advance, of \$442,462. Base rent is the portion of fair market value rent that will not be subject to rent offset or adjustment. Base Rent will increase by four percent (4%) annually throughout the term of the Lease.

## **Authorized Uses**

The Lessee may utilize the Leasehold Premises for purposes related to the operation of a resort facility and associated goods and services, including the following:

1. Overnight visitor accommodations;
2. The sale of food and beverage items (non-alcoholic and alcoholic beverages (subject to

- local permit acquisition, if applicable));
3. Dining experiences;
  4. Merchandise;
  5. Recreational and water sport equipment rental and associated instruction;
  6. Nature-based tours;
  7. Educational and interpretation programs;
  8. Cultural, Local and Historical tours;
  9. The sale of other retail items not included above provided they are consistent with park purposes;
  10. Spa and Wellness services;
  11. Fitness activities;
  12. Kids club and family activities;
  13. Sport facilities and associated instructions; and
  14. Entertainment events.
  15. Administrative offices
  16. Employee housing and dining facilities

In addition to enabling the continued use of Leasehold Premises as described above, the Draft Lease includes additional authorized uses that the NPS has determined are consistent with the requirements of 36 CFR Part 18 and are further described in RFP Evaluation Criteria section Criterion 1 – Intended Use Redevelopment Concept Plan of this RFP.

The list of authorized uses is not final, and may be adjusted after the necessary compliance is initiated and updated or completed as applicable to the Leasehold Premises including, but not limited to, National Environmental Policy Act (42 U.S.C. §§ 4321, et seq.), Section 106 of the National Historic Preservation Act (54 U.S.C. § 306108), and Section 7 of the Endangered Species Act (16 U.S.C. § 1536). The applicable compliance will be completed prior to approving and entering into the final negotiated Lease.

## **Improvements**

### **Initial Improvements**

The NPS is not currently offering overnight stays at the Leasehold Premises, although a restaurant (Zozo's), a beach club (Caneel Bay Beach Club), and a reverse osmosis water treatment facility operate within the Leasehold Premises on a part-time basis. The Lessee will be responsible for financing and undertaking all necessary redevelopment/rehabilitation work in order to return the Leasehold Premises to a functioning property, in accordance with the Selected Offeror's proposal, subsequent environmental compliance, and Construction Documents, and maintain the property during the entire term of the lease.

All activities associated with the redevelopment of the improvements, or the replacement and reconstruction of damaged structures and infrastructure, including planning, environmental compliance, historic preservation compliance, construction activities, and record keeping, must be conducted in accordance with NPS standards and require NPS approval prior to construction (see Section 9 of the Draft Lease).

Proposals must include plans for the redevelopment of the Leasehold Premises, including any plans for reconstruction, replacement, rehabilitation, or improvement of the buildings and facilities in response to Criterion 1 – Intended Use, Redevelopment Concept Plans and Criterion 6 – Sustainability and Resilience of Redevelopment Plans.

## **Alterations**

Offerors may propose alterations to the Leasehold Premises in response to Criterion 1 – Intended Use, Redevelopment Concept Plans. Alterations require Service approval prior to construction and must be conducted in accordance with Service standards (see Sections 9 and 11 of the Draft Lease). The Service will consider proposals to place removable, personal property structures on the Premises. After lease execution the Service will consider proposals for the rehabilitation, replacement, and new permanent structures that are necessary for the operational function of the Leasehold Premises as envisioned in the Selected Offeror’s proposal or to provide a more sustainable business operation (see Section 6 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, alterations, and maintenance of the Leasehold Premises. Any Rent Offset will be allowed in accordance with Section 5 of the Draft Lease and the method and timing of any 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**

Offerors should note that within sixty (60) days of the Lessee’s receipt of a Certificate of Occupancy (as provided for in the Lease) for all of the Initial Improvements, as defined in the Lease, the Lessee will be required to submit for approval by the Lessor a maintenance plan identifying the schedule for cyclic and preventative maintenance of, and repairs to, the Premises in the form of future improvements or alterations, as defined in the Lease, and other work as may be necessary to maintain the Leasehold Premises in a good and orderly fashion, to which the Lessee will adhere during the lease term to ensure the Leasehold Premises are maintained at a level consistent with industry standards. The plan, when approved by the Lessor, shall become an exhibit to the Lease without further action and the Lessee must comply with its terms.

## **Real Estate and Other Taxes**

In accordance with the terms of Sections 5.1(a) and 10.1(g) 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. 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. The Draft Lease is included as Exhibit C to this RFP.

## **Transition Between Operators**

The Lessee will be required to coordinate with the Park to ensure a smooth transition of operations under any legal authority, including a lease opportunity as advertised in any future RFP.

# RFP SUBMISSION PROCESS

## Competitive Process

This Lease opportunity is open to all interested individuals, organizations, or teams, unless they are otherwise prohibited from contracting with the United States. The proposal judged to be the best Proposal under the RFP Evaluation Criteria section of this RFP will be given an opportunity to negotiate a final lease agreeable to both the Selected Offeror and NPS. Evaluation criteria and the process for selection of the best Proposal are described in the RFP Evaluation Criteria section of this RFP below.

## Proposal Submission Date and Requirements

### Site Visit

Site visits will be held on **June 4 and 5, 2026, at 12:00 P.M.** local time at The Resort. Each site visit will include a tour of the location.

To attend the site visit, please **RSVP no later than 12:00 P.M. ET the day before the visit** by emailing [SERCommercial\\_Services@nps.gov](mailto:SERCommercial_Services@nps.gov) with the number of people from your organization attending, name of your organization, name and email of your organization's primary representative, name of each person attending from your organization, and preferred site visit date.

### RFP Submission Deadline and Requirements

Questions regarding this RFP must be submitted to the NPS via email at: [SERCommercial\\_Services@nps.gov](mailto:SERCommercial_Services@nps.gov) before **June 11, 2026 at 2:00 PM (ET)**. The NPS intends to aggregate responses to questions and publish these online as practicable.

RFP Offerors must notify the NPS via email at [SERCommercial\\_Services@nps.gov](mailto:SERCommercial_Services@nps.gov) of their intent to submit a response before **June 17, 2026, at 2:00 P.M. (ET)**, using the email account that will be used to submit their response. This notification is necessary to allow sufficient time for the NPS to setup each Microsoft Teams account to ensure confidentiality.

All RFP responses must be received by the NPS **no later than 2:00 pm ET, July 8, 2026**, via the electronic submission process provided in the next section. The NPS will only accept electronic response submissions for this RFP.

***Please note that the "Offeror's Transmittal Letter", provided in Exhibit H to this RFP, signed by a principal of the submitting organization that is authorized to commit the organization to the terms and conditions of this RFP, must be included in your response to this RFP. In addition to the electronic version, a hard copy original of the "Offeror's Transmittal Letter" must be mailed to the below address. This is the only document that may be mailed. This letter must be received by the NPS by the submission due date for the proposal to be considered responsive. It is recommended to mail this letter early to ensure it is received by the submission due date.***

Commercial Services Program, Interior Region 2  
National Park Service  
100 Alabama St, SW, Bldg 1924  
Atlanta, GA 30303

Where page limits are set out in the RFP, the NPS will not review or consider the information on any pages that exceed the page limitations stated, including attachments, appendices, or other additional materials the Offeror submits. The NPS would like to see clear and concise answers. A longer answer will not necessarily be considered a better answer. Offerors must use letter-size format with 11 or 12-point font for all text within the response, including all tables, charts, graphs, and provided forms. The NPS will accept images of sample material with smaller fonts. Page margins must not be less than 1/2 inch. All architectural and engineering drawings must use ARCH D format (24 inches x 36 inches).

***A proposal that is not timely submitted or fails to meet the material terms and conditions of this RFP, as determined at the sole discretion of the NPS, may be deemed to be non-responsive and removed from consideration.***

### **Submission Protocol (electronic submission)**

Submit an electronic copy of your response and scanned signed PDF version of the "Offeror's Transmittal Letter" using the Service's Microsoft Teams platform (see instructions below). The electronic copy must be in a format that can be shared, copied, and passed easily. Microsoft Office programs or an Adobe PDF electronic version that allows for copying and pasting of text using Adobe Reader software are acceptable. However, you must provide all financial spreadsheets in Microsoft Excel in the format provided.

Follow these instructions to submit the electronic response:

- (1) Within two weeks of the electronic submission deadline, you will receive a welcome email message from the NPS's Microsoft Teams platform at the email address you provided when you notified the NPS of your intent to submit a response. The Teams email invitation will come from "account-security-noreply@accountprotection.microsoft.com". Be advised the email invitation may take up to 24 hours to arrive in your inbox after the NPS sends it and may end up in your junk or spam folder depending on your systems email filters. You must accept the invitation by selecting Open Microsoft Teams in the email message before you can access the Team to upload your response.
- (2) Before gaining access to the Microsoft Teams site created to submit a proposal, you need to use an authentication app to complete a Multi-Factor Authentication (MFA). Please use the following link to access guidance for completing the MFA: [DOI Guest MFA Guidelines \(nps.gov\)](#)
- (3) You will not need to download Teams to your computer. You can choose to run Teams in your preferred web browser (Chrome and Edge are fully supported, but Safari and Firefox have some limitations). We suggest that you choose to access your Team from the web browser if you already use Teams.

- (4) Once you have accessed your Team, you can upload your electronic response directly into the "General" folder and may create subfolders for uploading multiple documents if needed.
- (5) You must upload the electronic responses via the Teams site before the electronic submission due date listed on the inside cover. Offerors are encouraged to ensure the timely submittal of responses by uploading before the deadline to avoid delays related to technical issues, such as connectivity.

The NPS will not accept a response or any part of a response by hard copy mail/delivery service or facsimile transmission, except one hard copy original of the "Offeror's Transmittal Letter." This letter must be received by the NPS by the submission due date for the proposal to be considered responsive. It is recommended to mail this letter early to ensure it is received by the NPS by the submission due date.

### **Responses Considered Public Documents**

All responses submitted in response to this RFQ 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 responses contain 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 response with the following legend:

"The information specifically identified on pages of this response constitute trade secrets or confidential commercial or financial information that the Offeror believes to be exempt from disclosure under the Freedom of Information Act. The Offeror requests that this information not be disclosed to the public, except as may be required by law."

You must specifically identify what you consider to be trade secret information or confidential commercial or financial information on the page of the response 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 Offeror 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 response."

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

# PROPOSAL CONTENT FOR RFP RESPONSES

Proposals submitted in response to this RFP must include 1) responses to the Requested Information listed below on the appropriate forms provided as Exhibits D, E, F, and H to this RFP; and 2) responses to each of the seven (7) RFP Evaluation Criteria listed below. Offerors are required to supply the specific information identified in the Required Response section for each of the seven (7) RFP Evaluation Criteria. Please label responses correspondingly and respond fully and accurately to all questions or requests.

## Requested Information

### Offeror Transmittal Letter

Offerors must complete and submit the Offeror Transmittal provided as Exhibit H to this RFP.

### Offeror Business History Information

Offerors must complete and submit the Business History Information form (OMB Form 10-352) provided in Exhibit D to this RFP.

### Offeror Business Organization Information

Offerors must complete and submit the applicable Business Organization Information (OMB Form 10-353 for an Individual or Sole Proprietorship or NPS Form 10-354 for a Corporation, Limited Liability Company, Partnership, or Joint Venture) provided in Exhibit E to this RFP.

### Responses to RFP Evaluation Criteria

Offerors must respond to Criterion 1 through 7 (below) and submit their responses electronically as outline above.

NPS will not accept proposals submitted by telephone, fax, or methods other than the accepted methods described above. Proposals will not be returned. Proposals must be received electronically as described above and 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.

# RFP EVALUATION CRITERIA

Offerors must respond fully and accurately to all questions/requests and label your responses accordingly. To support your narrative response, Offerors 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.

## Criterion 1 – Intended Use, Redevelopment Concept Plans (20%)

*The compatibility of the proposal's intended use of the Leasehold Premises with respect to preservation, protection, and visitor enjoyment of the park area.*

### NPS Objective:

NPS is interested in preserving the traditional use of the Resort of providing resort lodging and associated services. Therefore, any proposed use of the Leasehold Premises must align with its traditional function as a resort property. The NPS encourages uses of the Leasehold Premises and any Optional Project Elements that enrich visitor experiences in the surrounding areas of the Park and the gateway community as defined by Secretarial Order 3434, including providing a world class experience blending luxury with conservation including a resort that aims to conserve the environment, preserve the natural and cultural resources, support the well-being of the local people, and educate guests to the resort about the natural and cultural heritage of the Leasehold Premises and Virgin Islands National Park. As part of your response to this criterion, Offerors are invited to propose activities and services compatible with the authorized uses described in this RFP and Section 6.1 of the Draft Lease, as well as additional uses that are compatible with the Park purpose of Virgin Islands National Park and consistent with applicable law.

Additionally, the NPS is interested in providing public access to the Leasehold Premises and will evaluate a redevelopment and operational plan that will allow for greater public access more favorably than one that would seek to limit public access.

Offerors should be aware that compliance with the National Environmental Protection Act, Section 7 of the Endangered Species Act, and Section 106 of the National Historic Preservation Act will be required prior to signing the final negotiated Lease. The extent of the compliance and whether any additional compliance must be completed will depend on the Selected Offeror's proposal and the final negotiated Lease.

### Required Response:

1. Describe in detail (**using no more than 20 pages**) your proposed operational concept for the Leasehold Premises including, but not limited to: services and amenities consistent with the authorized uses of the Leasehold Premises and any proposed Optional Project Elements; any additional proposed uses (services or amenities) compatible with the Park's purpose and applicable law, and any additions of removable personal property structures that may be placed on the property in support of your operational concept. As part of this

response please submit a timeline for design, compliance documents, commencement, and completion of all proposed repairs, rehabilitation, replacement, and improvements.

2. Provide drawings or renderings of your overall site development plans showing all existing buildings including which buildings you plan to reuse, rehabilitate, or renovate; any new buildings that you are proposing to construct; and renderings that sufficiently show how your resort concept will appear on the landscape. There is no page limit for this response.

## **Criterion 2 – Financial Capability (15%)**

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

### NPS Objective:

The Selected Offeror must be capable of operating and maintaining the Leasehold Premises, and any Optional Project Elements, as well as making the financial investment required for the improvements described by the Offeror in its response to this RFP, including any proposed alterations or enhancements described by the Offeror in response to Criterion 1 – Intended Use, Redevelopment Concept Plans; Criterion 5 – Energy, Waste Reduction and Recycling; Criterion 6 – Sustainability and Resiliency; and Criterion 7 – Historic Preservation.

### Required Response:

Offerors must complete and submit the following documentation:

- Exhibit F – OMB Form 10-355B Offeror Financial Projections\*
- 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 the entire cost of the project. Project costs should include, at minimum: start-up costs (for example: professional services; salaries, marketing & promotion); the estimated cost of demolition and removal of existing structures; the estimated initial improvement costs associated with your response to Criterion 1 – Intended Use, Redevelopment Concept Plans; the estimated costs of any proposed alterations or enhancements associated with your response to Criterion 1 – Intended Use, Redevelopment Concept Plans; and personal property such as furniture, fixtures & equipment that will be required. Acceptable forms of documentation include current bank statements (less than 30 days old from time of submission), current bank financing commitment letters (less than 30 days old from time of submission), current equity investment commitments (less than 30 days old from time of submission), or similar documents that demonstrate availability of, or guaranteed access to, liquid assets for the redevelopment of the property that are less than 30 days old at the time of submission. The Service will only consider documentation of illiquid assets (for

example, real estate holdings) as relevant to this criterion if the Offeror also provides evidence of a current line of credit for those assets that could be utilized to fund all or a portion of Offerors proposed redevelopment project.

\* Offerors may provide additional information and exhibits to support responses provided in Exhibit F – OMB Form 10-355B as they determine may be necessary to present a complete financial picture of the intended use and operation.

### **Criterion 3 – Rent and Lease Term (15%)**

*The benefit to NPS of the financial and other terms and conditions of the proposal, including, without limitation, the amount of rent proposed and the proposed lease term (length of the lease).*

#### NPS Objective

The NPS is required to limit leases to the shortest term possible, taking into account the financial obligations of the Lessee and other factors related to determining an appropriate lease term and no lease is allowed to exceed a term of sixty (60) years. While the NPS is interested in having an operator that is able to develop a world class resort that sets the highest standard for new National Park facilities and experiences, the NPS is also interested in receiving a financial return for the long-term use of the Leasehold Premises and will therefore score responses that provide a financial return to the government through non-offsetable rent more favorably than higher capital investment that will be subject to rent offset.

#### Required Response

The Offeror must propose a Lease Term (duration of Lease) that they believe is necessary to meet the terms and financial obligations of the Lease.

Offeror must state the amount of rent they are willing to provide to the NPS for the rights granted by the Lease; whether or not they will be asking to offset rent in accordance with the terms of the Draft Lease; and what amount, if any, the Offeror is willing to pay in guaranteed, non-offsetable, rent that is over and above the Base Rent as provided for in this RFP and provided for in the Draft Lease.

### **Criterion 4 – Experience (10%)**

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

#### NPS Objective:

The Selected Offeror must be capable of meeting all of the terms of the Lease, including managing the Leasehold Premises in accordance with the authorized uses and carrying out the required Initial Improvements to ensure a safe, sustainable, environmentally sound, and resilient resort operations throughout the Lease Term and consistent with the Offeror's response to

Criterion 1 - Intended Use, Redevelopment Concept Plans.

Required Response:

Using no more than twenty (20) pages, describe in detail your experience and managerial capability relevant to managing resort operations in accordance with the terms of the Draft Lease and consistent with your responses to other criteria in this RFP. In addition to your narrative response, you must complete and submit the following forms.

- Exhibit E – OMB Form 10-353 **or** 10-354 Business Organization Information (Use the form that is appropriate for your business structure)
- Exhibit D – OMB Form 10-352 Business History Information\*

\* If the business is a new business or one that has not yet been formed, please complete the appropriate form for each of the persons or entities that will be the owners of the business.

**Criterion 5 – Energy, Waste Reduction, and Recycling (10%)**

*The ability and commitment of the Offeror to conduct its activities in the park area [Virgin Islands National Park] in an environmentally enhancing manner through, among other programs and actions, energy conservation, waste reduction, and recycling.*

NPS Objective:

Because island settings are defined by unique constraints such as restricted land, limited access to resources, and transportation hurdles, the NPS is interested in the Selected Offeror conserving energy, reducing waste, and recycling, as feasible.

Required Response:

Using no more than ten (10) pages, describe your proposal for managing and using the property in an environmentally enhancing manner through programs and actions you may propose for energy conservation, waste reduction, and recycling.

**Criterion 6 – Sustainability and Resilience of Redevelopment Plan (15%)**

*The sustainability and resilience of the proposed redevelopment and operation plans for the Leasehold Premises, specifically as it relates to the impacts of severe weather events to the operation of the resort facilities and the ability to continue or resume operations in the aftermath of such events.*

NPS Objective:

The NPS is interested in the ability of the Selected Offeror to design and redevelop the Leasehold Premises in a manner that increases the resiliency and sustainability of the property by minimizing the impacts of severe weather events, such as hurricanes or other natural disasters, to the

infrastructure and operation of the Leasehold Premises. The NPS is also interested in understanding the Offerors' plans for storm preparedness as it relates to providing sustainable resort operations.

Required Response:

Using no more than **20 pages**, describe how your redevelopment concept, landscape design, utility infrastructure design, and construction methods will increase the resiliency and sustainability of the Leasehold Premises to the impacts of wind, rain, saltwater intrusion, high water events, utility disruptions, etc. that are associated with severe weather events. Your response should include design concepts and basic construction plans for all buildings and improvements located within the Leasehold Premises to include building locations, design, and materials; and the design and location of utilities and utility infrastructure, including any proposed back-up or emergency utilities. As part of your response, please provide details on your storm preparedness, response, and recovery plans (including timelines) to include any sheltering and evacuation plans for employees and guests.

Additionally, your response should include an explanation of how your proposed redevelopment plan, including supply chain labor market considerations associated with the operation of the Leasehold Premises, will enhance the overall resiliency and sustainability of the Leasehold Premises.

## **Criterion 7 – Historic Preservation (15%)**

*The compatibility of the proposal with the historic qualities of the property, including the protection of any archeological materials or historic ruins located within the Leasehold Premises, the preservation of historic structures, preservation of cultural landscapes, and the preservation of the original design intent of the resort.*

NPS Objective:

The Selected Offeror must be capable of carrying out the redevelopment and operation of the Leasehold Premises in a manner that is compatible with, and does not degrade, the historic qualities of the Leasehold Premises including Laurance Rockefeller's original design intent for the Caneel Bay Resort and how you will ensure, where applicable, conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Required Response:

Using no more than **20 pages**, submit a description of how your redevelopment concept, resort layout, design plans, and operation of the Leasehold Premises is compatible with the historic qualities of the Leasehold Premises, including, its use as a luxury resort, its significance in the cultural and societal history of the island, and its role in the overall history of human habitation of the island. Your response should identify potential adverse impacts to the proposed Caneel Bay historic district, including adverse impacts to the contributing elements of the proposed historic district, that may be directly or indirectly impacted by your proposed redevelopment plan. Include in your response all proposed mitigations for any adverse impacts that you have identified.

## **Evaluation and Selection Process**

An evaluation panel, assisted by technical consultants as appropriate, will conduct the review and evaluation of the responsive proposals. Proposals will be reviewed to ensure that they adhere to the requirements outlined in this RFP and were submitted in a timely manner. 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 evaluative criteria in this section.

The panel will make a final recommendation to the NPS deciding official. The responsive proposal determined by the deciding official to best meet the evaluation criteria on an overall basis will be selected for negotiation of the Lease.

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

## **Additional Information and Modification of Proposals**

NPS may request additional information or written clarification of a proposal from any Offeror 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 Offerors who submitted responsive proposals are given an opportunity to amend their respective proposals.

## **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 Offeror believes to be exempt from disclosure under the Freedom of Information Act. The Offeror requests that this information not be disclosed to the public, except as may be required by law.”

Offerors 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 Offeror 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.

## **Notification of Selection**

NPS will notify the Offeror determined to have submitted the best proposal under the selection criteria. Negotiations regarding the Lease Disposition and Development Agreement (LDDA) and the Lease will commence as soon as the Selected Offeror has been notified of their selection and they have signed a Letter of Intent to Negotiate.

# RFP EXHIBITS AND SUPPORTING DOCUMENTS

## Availability of RFP Documents

This Caneel Bay RFP and ten (10) exhibits are available online at the following NPS website:

[Leasing Request for Proposals](#)

## RFP Exhibits

- Exhibit A – Caneel Bay Area Map and Red Hood Dock Area Map
- Exhibit B – Draft Lease Disposition and Development Agreement (LDDA)
- Exhibit C – Draft Lease # VIIS001-2026
- Exhibit D – Form 10-352 Business History Information
- Exhibit E – Form 10-353 & 10-354 Business Organization Information
- Exhibit F – Form 10-355B Offeror Financial Projections
- Exhibit G – Lead Based Paint Disclosure of Information
- Exhibit H – Lease Transmittal Letter
- Exhibit I – Caneel Bay Structural Assessment Report, July 2025
- Exhibit J – Historic District Description

## RFP Supporting Documents

The following Caneel Bay RFP supporting documents are available online at the following web addresses:

### Planning

[General Management Plan \(nps.gov\)](#)

[Foundation Document - Virgin Islands National Park and Virgin Islands Coral Reef National Monument \(nps.gov\)](#)

[ParkPlanning - Statement of Findings for Floodplains - Repairs to Administration Building, Dock and Grounds at Red Hook](#)

### Environmental

[ParkPlanning - Caneel Bay EECA Report, FINAL, with Tables, Figures, and Appendices](#)

[2022 Engineering Evaluation/Cost Analysis Addendum \(nps.gov\)](#)

### Additional Document\*

[Virgin Islands Planning, Environment & Public Comment \(PEPC\) Document Library](#)

\*Offerors should note that the NPS completed NEPA compliance in 2023 related to redevelopment of the Resort that resulted in an EA and a FONSI, and incorporated it into the GMP. As described in this RFP, the NPS and the Selected Offeror will complete new NEPA compliance related to the Selected Offeror's proposal. The NPS anticipates that NEPA compliance based on the Selected Offeror's proposal will result in new, updated, or supplemented NEPA documents.

## GENERAL INFORMATION AND DISCLOSURES

### Authority

This RFP is issued under the authority of 36 CFR Part 18 and 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 36 CFR Part 18, Part 18 controls.

Uses of federal National Park lands and buildings must be authorized by and comply with all applicable laws including without limitation NPS laws, regulations, and policies.

The resulting Lease for the Leasehold Premises will require the Lessee to comply, at its sole cost and expense, with all applicable laws (including Federal, territorial and local laws, regulations, rules, and requirements) in fulfilling its obligations under the lease. As such, it will be the responsibility of the Lessee to determine whether it is subject to taxes and special assessments

based on the specific attributes of its redevelopment project. Any information included by the NPS in this RFP, and any associated documents does not alter those responsibilities, if any, and it should not be construed that NPS is taking a position or expressing a view regarding those responsibilities.

## **VIIS Legislation**

Federal legislation associated with Virgin Islands National Park provided that:

“The national park shall be administered and preserved by the Secretary of the Interior in its natural condition for the public benefit and inspiration, in accordance with the laws governing the administration of the national parks.”

See 16 U.S.C. § 398 (Subchapter XLIV—Virgin Islands National Park) Public Law 84-925 Aug. 2, 1956, ch. 885, §1, 70 Stat. 940.

## **NPS Legislation**

In 1916, President Woodrow Wilson approved legislation creating the NPS within the Department of the Interior. That legislation mandated the NPS to:

“...conserve the scenery and the natural and historic objects and the wild life 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.” 54 U.S.C. § 100101(a)

Additionally, Congress declared that the National Park System should be:

“...preserved and managed for the benefit and inspiration of all the people of the United States...” 54 U.S.C. § 100101(b)

The NPS has as its overall mission the preservation and public enjoyment of significant aspects of the nation’s natural and cultural heritage. Visit the [National Park Service website](#) to learn more. This site includes information about the NPS, its mission, policies, and individual parks.

## **Limitations**

The decision by NPS to select a particular Offeror does not imply acceptance by NPS of the Offeror’s Proposal, which may be subject to further negotiation prior to approval of any agreement or lease with NPS, nor does it imply acceptance and approval of Offeror's proposed program and operating concepts, design, and financing. Formal submission and NPS approvals will occur pursuant to the LDDA.

The final selection of RFP submissions will be made at the sole discretion of the NPS, which is under no obligation to select any response or proposal submitted in response to this RFP, and may, at its sole discretion, reject any or all submissions and terminate this selection process at any time.

Selection of a single RFP proposal by NPS and execution of a LDDA, should not be construed as approval by NPS of any or all proposed uses, the design of the redevelopment project, or that the proposed redevelopment project is consistent with the goals of this RFP. NPS will not execute any lease until it is satisfied, at its sole and absolute discretion, that all necessary environmental and other compliance has been completed. The RFP Offeror may be required by the NPS to submit additional information to NPS for the purposes of conducting any environmental or other compliance. NPS will not return RFP responses or any information submitted by RFP Offerors in connection with a response.

NPS may, at its discretion, terminate any discussions or negotiations that result from this RFP prior to execution of any agreement(s) or lease without liability to any person or entity.

NPS reserves the right to deviate from any provision of this RFP, consistent with applicable statutes, regulations, and policies. NPS may extend the submission deadlines for any reason.

This RFP is only an invitation to submit redevelopment project concepts and details and does not commit the NPS in any way to enter into any agreement(s) or to proceed with any redevelopment project. The issuance of this RFP does not obligate the NPS to pay any costs whatsoever incurred by any Offeror in connection with: the preparation or presentation of qualifications for a response, any supplements or modifications to this RFP, and negotiations with NPS or any other party arising out of or relating to this RFP, or the redevelopment project.

RFP Offeror's Proposal must be net of a commission to the Offeror's or Lessee's real estate broker or any other party. NPS does not have statutory authority to pay a commission to an Offeror's real estate broker, a Lessee's real estate broker, or any other party.

NPS may request from an Offeror, after the submission date, additional information or written clarification of a response. However, responses may not be amended after the submission date unless permitted by NPS.

NPS reserves the right at any time, and from time to time, for its own convenience, and in NPS' sole discretion, to cause or do any or all of the following:

- Waive or correct any defect or technical error as to form or content of this RFP or in any response or procedure, as part of the RFP or any subsequent selection and negotiation process.
- Reissue a RFP.
- Modify, amend, or suspend any and all aspects of the RFP and selection process.
- Modify the scope of the Caneel Bay redevelopment or the required responses or modify the components of the Caneel Bay redevelopment.
- Request that RFP Offerors clarify, supplement, or modify the information submitted.
- Extend deadlines for accepting or RFP responses, or request amendments to responses after expiration of deadlines.
- Consider comparable projects owned, developed, or operated by an Offeror.

NPS intends to convey a leasehold interest in certain buildings, lands and improvements of VIIS in

“as is” condition and will not vest in the Lessee any fee interest in the buildings, lands, or improvements thereon. NPS has made no representations or warranties, direct or implied, written or verbal, with respect to the Leasehold Premises or any other related property owned or administered by NPS. Title to the Leasehold Premises and any improvements to the real property at all time is with, and will remain with, the NPS, including any improvements or alterations to the Leasehold Premises or real property made under the terms and conditions of any lease that may be entered into under this RFP.

It is the sole responsibility of an Offeror to assure itself that the information contained in this document is complete and to investigate and determine conditions at the Leasehold Premises affecting the redevelopment of the property and its RFP response, including but not limited to hazardous materials, utilities, and the suitability of the Leasehold Premises for any proposed improvements provided by the Offeror under any eventual lease. The information and assumptions included in this RFP (including all exhibits and supporting documents), including but not limited to statistical and economic data and projections, are based on available information. However, NPS makes no representations or warranties as to the accuracy or completeness of such information and assumptions. Offerors are responsible for undertaking appropriate due diligence with respect to the RFP. The NPS does not guarantee that any cost projections will materialize and assumes no liability for the accuracy of any projections presented. Offerors must develop their own cost estimates based on independent assumptions, due diligence, and industry knowledge. Should any Offeror believe any statement in this RFP to be inaccurate, the Offeror should submit comments to the NPS in writing.

The Offeror will be responsible for obtaining all government approvals required for their proposed redevelopment project and all costs related to obtaining these approvals. In issuing this RFP, NPS makes no representation or warranty that the necessary government approvals can be obtained for the redevelopment of the Leasehold Premises.