



Request for Qualifications To Operate and Redevelop Overnight Accommodations at Caneel Bay

**Virgin Islands National Park
St. John, United States Virgin Islands
Revised February 28, 2025**



Submission Dates

Site Visit:	November 7 and 8, 2024
Questions Due:	November 22, 2024
Intent to Submit Due:	February 07, 2025
Response Due:	March 5, 2025, by 12:00 pm ET

Note: See **RFQ Submission Process** section of this RFQ for more details on the submission process.

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Opportunity

The National Park Service, Virgin Islands National Park (VIIS or Park), through this Request for Qualifications (RFQ) is seeking an exceptional individual, organization, or team (Lessee) 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 (hereinafter The Resort), along with potentially other Park lands and facilities, collectively referred to as the "Leasehold Premises", through a lease with the National Park Service. The National Park Service (NPS) is interested in a resort design that will provide environmentally sustainable facilities and operations, be resilient to the effects of climate change, and provide positive economic, social, and cultural benefits to the people of St. John and the Virgin Islands.

The Leasehold Premises includes, but may not be limited to, those areas identified in the Finding of No Significant Impact Virgin Islands National Park Caneel Bay Redevelopment and Management Environmental Assessment July 2023 (FONSI) as the "Lodging Zone" and the "Operations/Maintenance Zone" in Table 1, Management Zone Descriptions on page 3, and on the map located on page 5. The map and the table are included in Exhibit A of this RFQ. The Leasehold Premises will be approximately 74-acres and consists of guest rooms, food and beverage facilities, dining space, utility infrastructure, maintenance buildings, miscellaneous support buildings and structures, recreational facilities, parking areas, pathways, landscaping, and other site improvements and may include portions of the optional project elements outlined below.

Optional Project Elements

RFQ respondents may, as an option under this RFQ, include concepts for management and operation of those areas identified in the FONSI as the "Flexible Development Zone" (totaling 7 acres) on page 6 of the FONSI, and included on the map located on page 5 of the FONSI, as a component of their overall redevelopment project. Respondents are not required to include the Flexible Development Zones in the overall redevelopment project. The map and table from the FONSI are also included in Exhibit A of this RFQ.

Additionally, the NPS operates a dock with associated parking in the Red Hook area on the island of St. Thomas, of which a portion may be made available to a potential operator. Respondents are not required to include the Red Hook Dock in their overall redevelopment concept. Respondents that are interested in utilizing the Red Hook Dock should include this dock as part of their overall redevelopment concept under this RFQ.

Process

The NPS will begin the process of selecting a lessee with this RFQ, which is open to all interested parties.

Responses received under this RFQ will be evaluated based on the respondent's experience developing, redeveloping, operating, and maintaining resort facilities within the Caribbean Islands, or similar areas, and the respondent's demonstrated ability to finance a redevelopment project similar to their proposed concept.

The NPS anticipates that this RFQ will result in a "short list" of approximately four or five of the most qualified respondents that will then be asked to respond to a more detailed Request for Proposals (RFP) that is anticipated to be released in early 2025. Only those respondents who make the "short list" from this RFQ will be invited to participate in the RFP.

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 will be negotiated as part of the RFP and will be based upon the improvements proposed for the redevelopment project, the overall capital to be invested by the 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 selected 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 further described and discussed in the RFP. However, the NPS has the statutory authority, through the Secretary of the Interior, 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.” Historically this has been accomplished through rent offsets or with reduced rent.

Open Opportunity

The opportunity to submit qualifications in response to this RFQ is open to all interested individuals and organizations. Parties who wish to submit a proposal under the RFP **must** submit a response under this RFQ to be eligible to be considered for the RFP for the Leasehold Premises and be eligible to be selected as the lessee. Parties that submit a response under this RFQ will not be prohibited from submitting proposals for other commercial opportunities within VIIS that may be offered outside of this RFQ/RFP process.

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. Neither does the NPS prohibit a leaseholder from acquiring any interest in whole or in part to the preexisting trademarks for use at this site.



Caneel Bay - NPS Photo

About The National Park System

The National Park Service's overall mission is the preservation and public enjoyment of significant aspects of the nation's natural and cultural heritage. America's National Park System was created by Congress to "conserve the scenery and the natural and historic objects and wild life therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for the enjoyment of future generations." 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," and that the "administration of these areas shall be conducted in light of the high public value and integrity of the National Park System and shall not be exercised in derogation of the values and purposes for which these various areas have been established..."



To learn more about the National Park Service, visit the website at www.nps.gov.

About Virgin Islands National Park

Established in 1956, Virgin Islands National Park was created through a donation of more than 5,000 acres of land to the National Park Service from Laurance Rockefeller. The Park is predominately located on the island of St. John in the United States Virgin Islands and is comprised of 7,259 acres of terrestrial habitat, which is about 60% of the island's land mass and almost all of Hassel Island. The Park also includes 5,650 acres of adjacent submerged lands. The Park manages the ridge tops to the reefs providing protection and preservation for tropical and migrating birds, fish, corals, and other marine life, as well as some 800 species of plants.

The Park's Foundation Document describes the purpose of Virgin Island National Park "to preserve and protect for public benefit and inspiration outstanding scenic features, Caribbean tropical marine terrestrial ecosystems in their natural conditions, and cultural heritage from pre-Columbian through Danish colonial

times.” The Park also provides a setting for exploring the experience of enslaved Africans and learning about the layers of history and patterns of change within the institution of slavery over time in the West Indies.

Significant prehistoric sites are present on almost every beach and in every bay within the Park. These archeological sites date from as early as 840 BC to the arrival of Columbus in 1493, through European colonialism of the late 1600s and post-colonial emancipation from 1848 into the 1940’s and 50’s when the establishment of The Resort and the Park ushered in the mid-century tourism-based economy.

To learn more about the Virgin Islands National Park, visit the Park website at www.nps.gov/viis.

History of the Caneel Bay Resort

The Resort was originally established by Laurence Rockefeller and Jackson Hole Preserve as a Rockresort in the mid-1950’s as an early model of eco-tourist luxury accommodations. While the majority of the land owned by Rockefeller on the island of St. John was donated to the NPS in 1956 to establish Virgin Islands National Park, Rockefeller retained and operated The Resort until 1983.

In 1983, the approximately 150 acres of land that made up The Resort property was donated to the United States for inclusion in the Virgin Islands National Park.

The Resort had operated since the 1950’s. However, since hurricanes Irma and Maria in 2017, the operations ceased to provide overnight accommodations due to the damage caused by the hurricanes to many of the guest rooms, facilities and other structures of The Resort.

Within the boundaries of the property previously operated as The Resort are culturally significant ruins and archeological sites that span the archaic period (500 years before the common era into the Taino period ending in 1450 after the common era), then through European colonialism (late 1600s) and post-colonial emancipation from 1848 into the 1940s and 1950s when the establishment of The Resort and the Park ushered in the mid-century tourism-based economy.

Elements of The Resort were determined by the NPS to be eligible for inclusion in the National Register of Historic Places (NRHP) as a historic district. The term eligible for inclusion in the NRHP includes both properties formally determined as such in accordance with regulations of the Secretary of the Interior and all other properties that meet the NRHP criteria (36 Code of Federal Regulations [CFR] 800.16).

A History and Tradition of Ecotourism

Laurance Rockefeller’s vision (and the design intent of his architectural team) for The Resort was to be a complementary feature to the St. John landscape by referencing vernacular building traditions and architectural forms that respected and made room for the traditional building materials and craftsmanship that could be found on the island. Laurance Rockefeller’s interest was in the development of a low-density, landscape-sensitive resort. The design team made use of what they considered to be native materials of local stone, stucco, and wood, and used locally inspired colors throughout the structures. The layout of the buildings was intended to produce “harmonious unity” with the site and landscape.

The Resort has a unique history and special relationship with previous guests, employees, and the local inhabitants of the island of St. John. This much-loved destination resort was a unique design that included a lush, manicured landscape with modern architecture (for the 1950s) and bungalow style rooms scattered along the coastline. Without realizing it at the time, Mr. Rockefeller had created one of the very first “eco-tourism” resorts that incorporated sustainable, low impact development that employed locals and provided a direct economic benefit to the local economy. This in turn created long lasting connections between visitors to Resort and the local community.

VIIS Redevelopment Objectives

Caneel Bay Area Redevelopment and Management

Environmental Assessment Specific Objectives

VIIS has a number of overarching objectives for this redevelopment project as expressed in the Caneel Bay Area Redevelopment and Management Environmental Assessment (EA) and associated FONSI as follows:

- Establish a national park experience through the presence of on-site NPS personnel to provide interpretation, education, and continued resource protection, while making available a space for cultural expression.
- Offer welcoming and equitable opportunities that promote access, visitation, employment, and use of local businesses at the Caneel Bay area to a diverse range of users.
- Provide for economic opportunities in the Caneel Bay area through the establishment of commercial services.
- Ensure the redevelopment of the Caneel Bay area preserves and protects terrestrial, cultural, and marine resources, while blending with the landscape as envisioned by Laurance Rockefeller.
- Integrate the current RUE footprint into Virgin Islands National Park to maximize operational efficiencies and ensure compliance with applicable laws, regulations, and policies.

Specific Objectives for the Leasehold Premises

VIIS is interested in providing a one-of-a-kind experience for visitors to the Caneel Bay area that will:

- Provide visitors with an immersive park experience that will foster a sense of ownership, stewardship, and responsibility to preserve the natural and cultural resources, and promote a more in-depth understanding of the cultural context and historical significance of the Leasehold Premises.
- Minimize the environmental impacts of the resort through the use of sustainable building materials, resilient construction methods, energy conservation, renewable energy production, and water conservation.
- Maintain an emphasis on "eco-tourism" by designing a resort that aims to conserve the environment, preserve the natural and cultural resources, support the well-being of the local people, and educate visitors to the resort about the natural and cultural heritage of the resort property.

Public Access

The NPS seeks to provide for greater public access to the Leasehold Premises including day-use access at locations such as Honeymoon Beach, Little Caneel Beach, and Caneel Beach, and access to the trails located within the "Conservation Zone" as shown on the map in Exhibit A. Public access must be maintained along shoreline areas as specified in the US Virgin Islands (USVI) Open Shoreline Act and any request to limit this access would be determined in consultation with the USVI Department of Planning and Natural Resources (VI DPNR). The NPS is interested in ideas that would provide for increased public access to trails, beaches, and other parts of the Leasehold Premises and the Park.

Natural Resource Protection

The natural resources within the Leasehold Premises include sea turtles, coral, seagrass, sensitive vegetation species, birds, mammals, and a myriad of other wildlife. Charged with the responsibility for conserving these resources, the NPS is interested in a redevelopment project that will have a minimal impact on them. 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.

The NPS is interested in maximizing the collection and reuse of water at the Leasehold Premises, since fresh water is not always readily available throughout the island. Incorporating 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 will need to be evaluated against the gains of reducing stormwater runoff, promoting the reuse of water, reducing erosion, and improving the water quality of the marine environment.

Cultural Resource Protection

The cultural resources within the Leasehold Premises includes historic buildings, structures, objects, historic ruins (categorized as sites), landscape features, and archeological sites within the historic district. The NPS will continue to provide cultural resources protection and compliance activities within the Leasehold Premises. The NPS seeks to preserve and rehabilitate historic properties and cultural resources within Leasehold Premises and seeks to minimize or avoid additional negative impacts that could occur as a result of the redevelopment of the property. Any proposed new improvements should be sited in previously disturbed areas and designed in a context sensitive manner that considers the historic designed landscape, the contributing resources of the historic district, and the cultural landscape. The NPS recognizes that some of the existing structures will need to be moved or redesigned since they are currently located within areas that have a low "Redevelopment Suitability" based on the Redevelopment Suitability Analysis that was conducted as part of the EA, a map of which is included as Exhibit B to this RFQ.

Once the NPS has evaluated the condition of all of the historic properties and cultural resources, further assessment of how these resources may be impacted by the redevelopment of the Leasehold Premises will be evaluated by the NPS and included in the upcoming RFP. Redevelopment plans will need to be developed in consultation with the Virgin Islands State Historic Preservation Office "VI SHPO". Due to the potential for phased access to the site and the possibility of a phased redevelopment strategy, the NPS and the VI SHPO have entered into a Programmatic Agreement (PA) to define the consultation and evaluation process for the treatment of historic properties within Leasehold Premises in accordance with 36 CFR 800. A copy of the PA was included as Attachment C to the FONSI and is included here by reference.

Scenic Resource Protection

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 a low-density, landscape sensitive resort. The original design of The Resort had a limited impact on the scenic views of the landscape in and around Caneel Bay, including the views of The Resort from the water and along North Shore Road. Buildings were one- and two-story structures constructed using materials and colors that would allow the structures to blend into the surrounding environment. 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. If damaged structures are not rebuilt in their existing locations, it is the desire of the NPS to have structures located in a manner that will preserve the scenic resources of Caneel Bay to the greatest extent feasible.

Overnight Guest Experience

The NPS is interested in creating an overnight guest experience that represents the design intent of The Resort from the mid-twentieth century. All overnight lodging must be limited to no more than 166 guest rooms. The NPS is interested in providing an overnight experience that will seamlessly provide guests with a connection to the cultural history of Caneel Bay and an understanding of the impacts that the built environment has on all aspects of Caneel Bay and the island of St. John.

The NPS is interested in providing guests to the Leasehold Premises educational and interpretive programming that furthers their understanding of the setting on Caneel Bay and its overall significance in the history of the island of St. John. Guests to the Leasehold Premises should gain some understanding that The Resort was originally designed in a conscientious manner to limit the impacts that the built environment would have on the wildlife, visual landscapes, dark night skies, and the soundscapes of Caneel Bay. All of the programs and services offered as part of Leasehold Premises should be appropriately sized relative to the built area and available parking capacity, and provide services to guests and the general public.

The NPS would like guests to the Leasehold Premises to come away with an understanding that the land on which The Resort was originally developed had been the home to many different peoples over thousands of years, and their descendants continue to live on the island today. Guests should understand that the design of The Resort landscape has special significance and that to damage or harm any of these elements including the buildings, the land, the ruins, the trees, the turtles, the people, etc. will limit the ability of future generations to experience and enjoy Caneel Bay.

Long-Term Leasehold Management

The lessee shall 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, or a controlling interest, the NPS prefers a lessee that typically “develops to hold” and demonstrates a long-term commitment to the project.

Additional Leasehold Requirements

Project Name and Affiliation

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

Tax Status

The Lessee will be required to pay all taxes and fees that are now in existence or that may be enacted or required by local governmental authorities during the term of the lease.

Lessee Improvements and Responsibilities

The Leasehold Premises 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) for the redevelopment project and all operating expenses, capital improvements, and maintenance for the Leasehold Premises during the lease term.

The Lessee will be responsible for complying with all 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 redevelopment project.

The NPS believes that the redevelopment of the Leasehold Premises will require substantial repair and redevelopment of the improvements to meet contemporary program, historic preservation, environmental, accessibility, current building codes, and life-safety code requirements. The Lessee, dependent upon their redevelopment concept, may also be responsible for restoring and maintaining other historic landscape and hardscape features within the Leasehold Premises, including roads, paths, stairs, lighting, and retaining walls, as well as any required utility infrastructure improvements within and serving the Leasehold Premises that are necessary for the property to function safely and effectively during the term of the lease.

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.

The NPS anticipates that the costs for construction and site improvements associated with the redevelopment of the Leasehold Premises will likely exceed \$50 million and could be substantially higher based on the particular programs, variations in site finishes, systems, and other improvements unique to the respondent's redevelopment concept. Respondents will be responsible for performing their own investigations of the facilities and site improvements and for developing their own initial cost estimates for their redevelopment concept. The respondent's cost estimates will be subject to refinement during a future RFP. These final development costs will be considered in a fair market value rent determination to be completed after the RFP and prior to the final lease execution.

Cultural Resource Preservation

The Lessee will be required to comply with the stipulations set forth in a Programmatic Agreement (PA) between the VI SHPO and the NPS for the Leasehold Premises, which is included in the FONSI as Attachment C and is attached to this RFQ as Exhibit A. The repair, rehabilitation, or restoration of historic buildings must be compatible with the qualities that currently qualify each structure for inclusion in the National Register of Historic Places. Any replacement buildings or new construction will need to be approved by the NPS and must be designed in a manner that is compatible with the proposed historic district.

Archaeological Resource Preservation

The Lessee will be required to comply with all agreements, monitoring requirements, and protective measures established for the preservation of archeological resources including those related to unexpected discoveries during construction. Detailed information on these requirements will be included in the RFP that will be issued following this RFQ.

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 Hawksnest Trail, Water Catchment Trail, Turtle Point Trail, and Lind Point Trail. The NPS expects that the public will continue to have access to these trails through the Leasehold Premises under any proposed redevelopment project.

The areas defined in the FONSI as "Day Use Zones" could potentially accommodate retail, food, water sports rentals, interpretive facilities, etc. Commercial opportunities in these areas may be offered under a separate solicitation. Any submission under this RFQ will not preclude the respondent from participating in future opportunities within these areas.

Cinnamon Bay campground facilities are a short distance from Caneel Bay. These campground facilities are operated under a concession contract and provide eco-tent rentals, tent platforms, cottages, retail, watersports rentals, and food and beverage service.

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, it is suggested that the Lessee coordinate with the NPS and any commercial service operators within Trunk Bay, if the Lessee anticipates transporting visitors to this beach on a regular or scheduled basis during the term of the lease.

There are numerous commercial entities that operate within Virgin Islands National 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 outlined in the RFP that will be issued following this RFQ. Additional information on the services offered through the VIIS 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>).

Existing Conditions

Buildings/Facilities

The Resort is not currently open to overnight guests and many of the buildings remain in various states of disrepair. Until recently, the buildings located within The Resort were under the operational control of the holder of the RUE. The NPS has recently taken control of The Resort and is in the process of completing basic assessments of the structures. The majority of the of the buildings within The Resort sustained damage from the hurricanes in 2017, and a few of the structures close to the shoreline have sustained substantial damage.

Respondents to this RFQ will have the opportunity to participate in a site visit as outlined in the Registration and Pre-submittal Conference section of this RFQ to get a better understanding of the condition of the facilities being offered under this RFQ.

The resort's guest rooms are generally low-rise one- and two-story cottages that are spread throughout the property. The following buildings were identified as being operated as part of The Resort prior to the hurricanes in 2017 and are within the Leasehold Premises;

Recreational Facilities – Pool, 11 tennis courts, Fitness Center

Courtside Rooms – 10 rooms, two-stories, located near the tennis courts and pool.

Garden View Cottages – 25 rooms, located near the tennis courts, fitness area, and Sugar Mill.

Turtle Bay Estate House – 5,000+ sq. ft. of event space, 4 guest rooms, kitchen facilities, located adjacent to Turtle Bay Beach.

Turtle Point – 12 rooms, two stories, located on Turtle Bay Point.

Hawksnest – 24 rooms, three buildings each two stories, located on Hawksnest Beach.

Scott Beach – 20 rooms, single story, five buildings, located on Scott Beach.

Paradise Beach – 9 rooms, combination of one and two stories, located on Paradise Beach.

Cottage Point – 14 rooms, single story, located on Cottage Point.

Caneel Beach – 36 rooms, combination of single and two story, located on and above Caneel Beach.

Maintenance Yard – Approximately 20 buildings, structures, and objects made of concrete, concrete block, and metal panels.

There are also a few other buildings/structures associated with the management, support services, water and wastewater treatment, power generation, and maintenance operations of the resort. The NPS does not have a

complete inventory of these buildings at this time.

Landscape, Parking, and Other Site Improvements

The landscape around The Resort is considered to be a contributing element to the proposed Caneel Bay area historic district and any changes to this cultural landscape will need to be done in consultation with the NPS, VI SHPO, and in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

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 FONSI, the National Environmental Policy Act (42 U.S.C. §§ 4321et seq.) (NEPA), the Secretary of the Interior's Standards for the Treatment of Historic Properties (36 C.F.R. Part 68), and consultation with the VI SHPO.

The Lessee will be responsible for funding and completing a surveyed legal description of the Leasehold Premises prior to the execution of the lease that will be subject to the review and approval of the NPS. The Lessee will also be responsible for funding and preparing any other surveys used in supporting documents to define or differentiate responsibilities between the NPS and the Lessee, as well as surveys necessary to prepare redevelopment plans.

Design Requirements

Sustainable Design

Sustainable designs seek to reduce the negative impacts on the environment by reducing consumption of non-renewable resources, minimizing waste, and creating healthy, productive environments. The NPS is interested in a redevelopment project that optimizes site potential, minimizes non-renewable energy consumption, utilizes environmentally preferable products, protects and conserves water resources, enhances indoor environmental quality, and optimizes operational and maintenance practices.

Environmental sustainability is consistent with the NPS mission of natural and cultural resource conservation and is an important project objective. This RFQ seeks respondents with experience designing sustainable buildings, infrastructure, landscapes, and implementing sustainable programming, and operational practices.

Resilient Design

Resilient designs are designs that can withstand the impacts of natural or human caused disasters and disturbances including the impacts of climate change, sea level rise, and extreme weather events including high winds, torrential rains, and extreme sun and seismic activity. Resilient designs adapt to changing conditions resulting from stress or disturbance and quickly regain functionality. The 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. This RFQ seeks respondents with experience in designing resilient facilities, infrastructure, and operations,

Viewsheds and Dark Night Skies

Given the relatively undeveloped nature of the island of St. John, the scenic quality of the Park's viewsheds and dark night skies have been identified as fundamental resources and values that contribute 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 sea-level rise and provide flood and storm surge resiliency.

Utilities

Utility infrastructure serving the Leasehold Premises consists of a desalination plant, wastewater treatment facility, and the infrastructure necessary to convey water and wastewater throughout the property. 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. The Resort has historically maintained power generation capacity on-site, however, the condition of the power generation facilities at the site is not known at this time.

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 operator of the Leasehold Premises 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.

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 resort, 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.

There is a wastewater treatment facility within the Leasehold Premises that was maintained and operated by the previous operator. The current condition of this facility and the associated infrastructure is not known at this time. The Lessee will be responsible for operating and maintaining the wastewater treatment facility and the associated infrastructure, including any repairs that may be necessary. The Lessee will be responsible for obtaining all of the necessary permits for repairing and operating the wastewater 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 facility, in accordance with all applicable laws including the laws, regulations, and policies of the National Park Service and any other authority having jurisdiction.

Buildings and Other Improvements

The NPS is interested in repairing, redeveloping, rehabilitating, and restoring the Leasehold Premises in a manner that is consistent with the original design concept created by Laurance Rockefeller of an eco-tourism resort and in accordance with the goals and objectives of the Caneel Bay Area Redevelopment and

Management Environmental Assessment (EA) and this RFQ.

As outlined in the Mitigation Measures section of the FONSI, and more specifically the Programmatic Agreement in Attachment C of the FONSI, 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 scope of the respondent'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, rather than having to disturb new ground in order to accommodate a replacement. However, the NPS does recognize that there may be a need to relocate or elevate some of the buildings at the Leasehold Premises to address the potential for future impacts associated with sea level rise, hurricanes, storm surge, flooding, viewsheds, cultural landscapes, etc.

Any building removal, replacement, or land disturbance associated with the redevelopment project will require additional compliance in accordance with NEPA, to include but not be limited to, consultation with the VI SHPO, the U.S. Fish and Wildlife Service (FWS), and the National Marine Fisheries Service (NMFS).

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. 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.

Any lease will contain language addressing environmental conditions and associated liabilities and management responsibilities within the Leasehold Properties.

Soil Disturbance

Soil disturbance will be limited to those areas approved, in writing, by the NPS for 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 VIIS, 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 plan 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 project 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 VIIS, 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 project. 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 or operator becomes aware of these impacts. The Lessee or operator may be required to implement protective measures as directed by the NPS 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. Requirements include minimizing the size of construction sites, use of sound barriers, and the implementation of dust control measures.

RFQ Submission Process

Site Visit

Site visits for registered potential RFQ respondents will be held on **November 7 and 8, 2024, at 9:00 am and 1:00 pm local time** at The Resort. Each site visit will include a tour of The Resort. To attend the site visit, please RSVP no later than **November 5, 2024, at 4 pm ET** by emailing 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 and time. To ensure a quality tour each site visit will be limited to 20 people. Date and time priority will be based on the first emails received for a given date and time. Additional date and times may be added if necessary to accommodate all potential respondents. The NPS requests that all potential RFQ respondents not try to gain access to The Resort outside of the coordinated site visit.

RFQ Submission Deadline and Requirements

Questions regarding this RFQ must be submitted to the NPS via email at SERCommercial_Services@nps.gov before **November 22, 2024**. The NPS intends to aggregate responses to questions and publish these online.

RFQ respondents must notify the NPS via email at SERCommercial_Services@nps.gov of their intent to submit a response by **February 07, 2025**, 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 RFQ responses must be received by the NPS no later than **12:00 pm ET, March 5, 2025**, via the electronic submission process provided in the next section. Please note that the "Respondent's Transmittal Letter" (a sample is provided in Exhibit H to this RFQ) signed by a principal of the submitting organization must be included in the response. The NPS will only accept electronic response submissions for this RFQ.

Where page limits are set out in the RFQ, 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 respondent submits. The NPS would like to see clear and concise answers. A longer answer will not necessarily be considered a better answer. Respondents 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.

Submission Protocol (electronic submission)

Submit an electronic copy of your response and scanned signed PDF version of the "Respondent'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) 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.

(3) 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.

(4) You must upload the electronic responses via the Teams site before the electronic submission due date listed on the inside cover. Respondents 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.

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 respondent believes to be exempt from disclosure under the Freedom of Information Act. The respondent 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 respondent 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.

NPS Evaluation and Selection Process

An NPS evaluation panel will review all RFQ responses, with the assistance of technical consultants as necessary.

The evaluation panel will submit a recommendation to the NPS Interior Region 2 Regional Director, who is the NPS “Deciding Official” for this RFQ. Following the NPS evaluation, the NPS Deciding Official will announce the identities of selected RFQ respondents to be invited by the NPS to participate in a more detailed RFP, which is expected to be issued and evaluated in Summer 2025.

The responses to the subsequent RFP will be evaluated by the NPS, with the assistance of technical consultants as necessary. The evaluation panel for the RFP will submit a recommendation to the NPS Interior Region 2 Regional Director, who is the NPS “Deciding Official” for the RFP. The NPS Deciding Official will announce the selection of a single RFP respondent to be invited to enter into a Lease Disposition and Development Agreement (LDDA), included in this RFQ as Exhibit C, in order to negotiate the final terms of a lease. Selection of an RFQ submission or RFP proposal does not indicate or imply NPS endorsement or approval of all aspects of that submission or proposal.

The LDDA, lease, and all other documents executed by the NPS, and the selected respondent, will contain time and performance benchmarks with clear termination provisions for non-performance. The NPS Interior Region 2 Regional Director, as the Deciding Official, will be the NPS signatory of the LDDA and lease.

The LDDA between the NPS and the selected respondent will define the structured process to refine basic terms, responsibilities, and performance requirements and schedules within an estimated 12-month time period for subsequent lease negotiations. The LDDA will also formalize, using a schedule of performance, due diligence, design review, fair market value appraisal, financing, and other specific NPS requirements that must be met by the selected respondent prior to execution of the lease. The terms and conditions of the LDDA will be incorporated into the final lease.

The lease is to be executed only after a number of important conditions have been met by the selected respondent, including the completion of design and construction documents approved by the NPS, the completion of any required environmental compliance for the project, obtaining all relevant permits and approvals from outside agencies, the negotiation of all transaction documents necessary for the development and operation of the redevelopment project, and the securing of project financing by the selected respondent in an amount and form approved by the NPS in its role as the land owner. The NPS anticipates that the lease will be executed immediately prior to commencement of construction activities by the selected respondent.

The NPS has included as RFQ Exhibits C and D, drafts of two important documents that will be the basis for negotiations with the selected respondent following the evaluation of the RFP responses and the determination of a best offer:

- Exhibit C – Sample LDDA
- Exhibit D – Sample Lease

These documents have been developed consistent with applicable NPS laws, regulations, and policies. Certain requirements may be different than those addressed in typical private-sector leases. A revised form lease and LDDA may be provided in the RFP. The final terms of the LDDA and the lease will be negotiated

with the NPS and are subject to the final approval of the NPS Regional Director, as the Deciding Official for the NPS.

RFQ Evaluation and Selection Criteria

A. Transmittal Letter (not scored)

B. Qualifications and Experience (50%)

The respondent's organizational qualifications to develop, manage, and operate the Leasehold Premises consistent with NPS requirements:

B1. Demonstration of experience with project development and operations: Demonstrated experience with comparable projects within the Caribbean Islands or similar locations.

B2. Qualifications of the respondent's project team and programmatic partner organizations to manage and operate the Leasehold Premises.

B3. Qualifications of the design team, including architecture, engineering, and historic architecture disciplines appropriate for The Resort's historic setting and the proposed programs.

B4. Commitment: Evidence of long-term ownership and management of similar resort properties.

C. Demonstration Financial Capacity (50%)

The demonstrated ability to finance the redevelopment and operation of the Leasehold Premises over the term of the lease while meeting all of the NPS requirements outlined in the EA, the FONSI, and this RFQ as determined through the following:

C1. Basic financial information for the respondent and key personnel.

C2. Financing Strategy: Demonstrated ability of the respondent to fund the redevelopment project through existing capital or financing, including the respondent's experience in financing and funding similarly sized projects in the Caribbean or other similarly situated locations.

D. Public Summary (not scored)

Contents of an RFQ Response

Please organize and submit your RFQ response in the following order and under these headings:

A. Transmittal Letter

Provide a completed transmittal letter, provided as Exhibit H to this RFQ, stating the submitting organization name, address, telephone number, and email address of the person authorized to negotiate on behalf of the submitting organization. The letter must be signed by the authorized person and identify all organizations participating in the submittal as organizational partners.

B. Qualifications and Experience

The purpose of this portion of your submittal is to demonstrate your qualifications to successfully redevelop and operate the Leasehold Premises commensurate with your proposed redevelopment concept.

B1. Demonstration of Experience with Project Development and Operations (15 pages maximum, not including tables, photographs, letters of intent, and other supporting documents)

In narrative form, provide a description of the lead or sponsoring organization (e.g., core activities, organizational mission, date of legal establishment, number of full-time employees, region(s) served, etc.). Describe your organization's experience related to the development and/or redevelopment, and operation of projects applicable to your proposed redevelopment project for the Leasehold Premises. Indicate specific experience with government agencies, complex regulated historic structures, coastal Caribbean environments, development within areas of sensitive natural and archeological resources, and programs commensurate with an NPS park setting in a waterfront location.

Describe the organization's overall management and operating structure. Indicate your (or your organization's) approach to ownership and management over the complete term of a lease and your experience with developing and hiring a local workforce in the Caribbean Islands. If applicable, describe your relationships with any partner organization(s) along with letter(s) of intent or other written expressions of interest. Provide an organizational chart that includes all partner organizations described in Sections B.2 and B.3, and any other organizations. The chart should include appropriate labels so the roles within the structure are clear to readers and explain why an organization may be included in your partnership structure.

Provide a listing with complete contact information of projects (if any) that the lead organization and partner organizations are currently or have previously worked on together as a team.

In addition to your narrative, provide specific information in tabular form for up to three (3) reference projects completed by the lead or sponsoring organizations within the last ten (10) years. Include the following:

1. Project name
2. Type of project
3. Location
4. Dates of inception and completion
5. Approximate total development costs and a summary description of the financing plan.

Clearly define ownership, debt, equity, and any public incentives included in the finance structure.

6. Roles and responsibilities of the lead or sponsoring organization

Indicate project team members and principal consultants for each project listed above and the role, if any, that the team members and consultants will have in the redevelopment of the Leasehold Premises. If available, include photographs and renderings of the completed projects. Provide complete contact information for any project references.

B2. Project Team (3 pages maximum, not including tables)

In narrative form, describe how your proposed redevelopment project team and their associated qualifications relate to successfully carrying out your proposed redevelopment project. In addition to your narrative, provide specific information in tabular form for key personnel of the respondent(s) team including, but not limited to, the designated project manager, construction manager/owner's representative, property manager, and any consultants including:

1. Name
2. Company/firm and title
3. Role in the proposed redevelopment project
4. Summary of no more than three (3) projects completed within the last ten (10) years that are comparable in size, scope, and location.

B3. Design Team (5 pages maximum, not including tables)

For design team members responsible for planning, architectural and engineering design, landscape design, etc. provide a narrative description of their roles and responsibilities for this proposed redevelopment. In the narrative, provide the consultant's name, titles of key personnel committed to this project, and experience with comparable projects consistent with the redevelopment project's historic setting, NPS program objectives, and other regulatory requirements including historic structure preservation (including experience with the Secretary's Standards for Historic Preservation and State Historic Preservation Officers), archeological resource protection, cultural and natural resources protection, and the ecological environment associated with the Caribbean Islands. Describe prior work history with each design company, consultant, or employee, or state if this is a new relationship. In addition to your narrative, provide the following information in tabular form for each significant design team member:

1. Consultant's name
2. Summary of no more than three (3) reference projects completed within the last ten (10) years that are comparable in size, scope, and location. State the consultant's role for each project.
3. For each of the above referenced projects, include the names, titles, area(s) of expertise, and contact information of key personnel that worked on the project.

B4. Commitment to Long-Term Leasehold Management (2 pages maximum)

State your intent to manage and operate the Leasehold Premises for the term of the lease. Provide examples of resort redevelopment projects you, your organization, or your associated team members, have held and managed for ten (10) or more years. Provide the locations of the resorts, team member's names, their roles in the previous projects, and contact information for the projects.

In detail, describe the circumstances under which you ended or transitioned the project.

C. Demonstration of Financial Capacity

The purpose of this portion of your submittal is to demonstrate the financial capacity of your organization(s) to undertake and complete the redevelopment, restoration, rehabilitation, and management of the Leasehold Premises commensurate with your proposed redevelopment project plan and NPS objectives as stated in the EA, FONSI, and this RFQ. Your submittal must include all the specified items below or complete explanations why the information is not available.

C1. Basic Financial Information

Provide the following completed form(s) (as applicable) for the respondent and operator (if the respondent and operator are not yet an existing entity then provide information for each individual person or partner of the respondent and operator as they will be constituted for the purposes of this RFQ):

Exhibit E – Form 10-352 Business History Information

Exhibit F – Form 10-353 Business Organization Information (Individual or Sole Proprietor)

Exhibit G – Form 10-354 Business Organization Information (Corporation, Limited Liability)

C2. Financing Strategy (9 pages maximum)

In narrative form, describe how you expect to finance your proposed redevelopment project, including the entirety of the redevelopment process, including all phases (if applicable). Indicate sources of funds (amounts and relative percentages of debt, equity, philanthropy, or other sources) and how the financing structure of this project compares to your experience with other similar projects.

Describe your initial redevelopment project budget with a narrative explanation of allocations for required building, site, and other improvements as well as other expenses necessary for completing the redevelopment of the Leasehold Premises as proposed.

Provide up to three (3) financing references that demonstrate your ability to secure funding for a redevelopment project of this size and scope proposed. References that are relevant to the scope and size of your proposed redevelopment concept, and that are from parties such as accredited permanent lenders and construction lenders, or equity investment individuals or entities, are most desirable. Reference letters should outline your historical relationship and include as much detail as possible regarding the number of years of relationship, availability of funds for your proposed redevelopment, and a statement of whether all obligations and conditions of your previous agreements have been satisfied.

The NPS recognizes that precise budgets and funding amounts may be difficult to provide prior to a complete due diligence review of existing buildings and site conditions for a particular program. Greater detail, including a detailed operating pro forma, will be required by the NPS from the selected "short list" of RFQ respondents during a subsequent RFP.

D. Public Summary (2 pages maximum)

Drawing upon the experience you have outlined in your RFQ response and inconsideration of the goals and objectives identified in this RFQ, provide, in narrative form, on not more than two (2) pages – with dimensions not more than 11 x 17 inches – a high level summary of your redevelopment and operational concept to include responses to the following questions:

1. What is your overall concept for redeveloping the Leasehold Premises?
2. Are you planning to redevelop the Leasehold Premises in a single redevelopment effort, in phases? If phased redevelopment, provide the timing and scope of each phase of redevelopment.
3. Understanding the NPS only has the authority to issue leases with a maximum term of sixty (60) years, what is the minimum lease term that you will need to make your redevelopment project financially feasible? If your redevelopment project will require a lease term of more than sixty (60) years please provide the number of years that you believe will be necessary.
4. How will your proposed redevelopment project utilize the local workforce of the Virgin Islands throughout the entirety of the lease term and what commitments are you willing to make toward hiring and training local residents to fill positions at all levels of your organization and any organizations associated with your proposed redevelopment project.

The NPS may make these RFQ summaries available to the public in PDF format.

RFQ Exhibits and Supporting Documents

Availability of RFQ Documents

This Caneel Bay RFQ and eight (8) exhibits are available for review at the following locations:

Online: <https://www.nps.gov/viis/getinvolved/dobusinesswithus.htm>

Printed: Virgin Island National Park
1300 Cruz Bay Creek
St. John, VI 00830
Available M-F 8:15 AM – 1:30 PM

RFQ Exhibits

- A. Caneel Bay Resort - Site Map
- B. Redevelopment Suitability Map
- C. Sample LDDA (Will be revised and updated for the RFP)
- D. Sample Lease (Will be revised and updated for the RFP)
- E. Business History Information (NPS Form 10-352)
- F. Business Organization Information (Individual or Sole Proprietor) (NPS Form 10-353)
- G. Business Organization Information (Corporation, Limited Liability) (NPS Form 10-354)
- H. Sample Respondent Transmittal Letter

RFQ Supporting Documents

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

Document Subject Area	Document Title and Web Hyperlink	Document Web Site
Planning	General Management Plan (nps.gov)	https://parkplanning.nps.gov/document.cfm?parkID=412&projectID=107834&documentID=118640
Planning	Foundation Document - Virgin Islands National Park and Virgin Islands Coral Reef National Monument (nps.gov)	https://parkplanning.nps.gov/document.cfm?parkID=412&projectID=107826&documentID=118635
Planning	Caneel Bay Redevelopment and Management Environmental Assessment (nps.gov)	https://parkplanning.nps.gov/document.cfm?parkID=412&projectID=101399&documentID=125733
Environmental	Caneel Bay Engineering Evaluation/Cost Analysis Report, FINAL, with Tables, Figures, and Appendices (nps.gov)	https://parkplanning.nps.gov/document.cfm?parkID=412&projectID=100132&documentID=1283
Environmental	2022 Engineering Evaluation/Cost Analysis Addendum (nps.gov)	https://parkplanning.nps.gov/document.cfm?parkID=412&projectID=100132&documentID=123449
Environmental	Administrative Record Documents (nps.gov)	https://parkplanning.nps.gov/document.cfm?parkID=412&projectID=100132&documentID=109917

General Information and Disclosures

Authority

This RFQ 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 RFQ 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.

Any 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 RFQ, or subsequent 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 National Park Service 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 National Park Service 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 respondent to this RFQ and later RFP does not imply acceptance by NPS of the respondent's offer, 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 respondent's proposed program and operating concepts, design, and financing. Formal submission and NPS approvals will occur during the term of the LDDA.

The final selection of RFQ submissions for invitation to submit an RFP response 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 RFQ, and may, at its sole discretion, reject any or all submissions and terminate this selection process at any time.

Selection of RFQ submissions by NPS for invitation to the RFP, or 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 RFQ, the EA, or the FONSI. 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 RFQ or RFP respondent 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 RFQ or RFP responses or any information submitted by RFQ or RFP respondents in connection with a response.

NPS may, at its discretion, terminate any discussions or negotiations that result from this RFQ or later 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 RFQ or later RFP, consistent with applicable statutes, regulations, and policies. NPS may extend the submission deadlines for any reason.

This RFQ is only an invitation to submit qualifications and redevelopment project concepts 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 RFQ does not obligate the NPS to pay any costs whatsoever incurred by any respondent in connection with: the preparation or presentation of qualifications for a response, any supplements or modifications to this RFQ or a future RFP, and negotiations with NPS or any other party arising out of or relating to this RFQ, the RFP, or the redevelopment project.

Any RFQ or RFP respondent's offer must be net of a commission to the respondent's or lessee's real estate broker or any other party. NPS does not have statutory authority to pay a commission to a respondent's real estate broker, a lessee's real estate broker, or any other party.

NPS may request from a respondent, 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 RFQ or RFP or in any response or procedure, as part of the RFQ or any subsequent selection and negotiation process.
- Reissue an RFQ or RFP.
- Modify, amend, or suspend any and all aspects of the RFQ and 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 RFQ or RFP respondents clarify, supplement, or modify the information submitted.
- Extend deadlines for accepting RFQ or RFP responses, or request amendments to responses after expiration of deadlines.
- Consider comparable projects owned, developed, or operated by an RFQ or RFP respondent.

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.

It is the sole responsibility of an RFQ or RFP respondent 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 RFQ or RFP response, including but not limited to hazardous materials, utilities, and the suitability of the Leasehold Premises for any proposed improvements provided by the respondent under any eventual lease. The information and assumptions included in this RFQ or 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. Respondents are responsible for undertaking appropriate due diligence with respect to the RFQ and RFP. The NPS does not guarantee that any cost projections will materialize and assumes no liability for the accuracy of any projections presented. Respondents must develop their own cost estimates based on independent assumptions, due diligence, and industry knowledge. Should any respondent believe any statement in the RFQ or RFP to be inaccurate, the respondent should submit comments to the NPS in writing.

The NPS anticipates that the Leasehold Premises will be vacant at the beginning of the lease term.

The respondent 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 RFQ or RFP, NPS makes no representation or warranty that the necessary government approvals can be obtained for the redevelopment of the Leasehold Premises.

Exhibit A – Caneel Bay Site Zone Descriptions and Map

Provided as a separate file.

Exhibit B – Caneel Bay Redevelopment Suitability Analysis Map

Provided as a separate file.

Exhibit C – Sample LDDA

Provided as a separate file.

Exhibit D – Sample Lease

Provided as a separate file.

Exhibit E – Form 10-352 Business History Information

Provided as a separate file.

Exhibit F – Form 10-353 Business Organization Information (Individual or Sole Proprietor)

Provided as a separate file.

Exhibit G – Form 10-354 Business Organization Information (Corporation, Limited Liability)

Provided as a separate file.

Exhibit H – Sample Transmittal Letter

SAMPLE RESPONDENT'S TRANSMITTAL LETTER

To:

Mark Foust, Regional Director Interior Region 2
National Park Service
100 Alabama Street, SW
1924 Building
Atlanta, GA 30303

Dear Regional Director Faust:

_____ (Insert Name of respondent) (hereinafter Respondent) is hereby submitting a response to the National Park Service Request for Qualifications To Operate and Redevelop Accommodations at Caneel Bay on the Island of St. John, issued by public notice as listed on SAM.gov and if selected as a qualified respondent, intends submit a proposal for the subsequent Request for Proposals (RFP) related to the redevelopment of the Leasehold Premises as described in the RFQ. If the Respondent is not yet in existence, the undersigned, acting as guarantor(s) of all certifications, agreements, and obligations of Respondent hereunder, makes such certifications, agreements and obligations individually and on behalf of the Respondent.

The Respondent is enclosing the required "RESPONSE" which, by this reference, is made a part hereof.

The Respondent certifies that the information furnished herewith is complete, true, and correct, and recognizes that false statements may subject the Respondent to criminal penalties under 18 U.S.C. 1001. The Respondent certifies that it has provided all of the mandatory information specified in the Request for Qualifications.

The Respondent certifies in accordance with applicable law the following (initial all that apply):

1. None of the individuals or entities acting as Respondent or with an ownership interest in the Respondent is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from a public transaction by a federal department or agency.

2. Within the three years preceding submission of the Response, none of the individuals or entities acting as Respondent or with an ownership interest in the Respondent has been convicted of, or had a civil judgment rendered against them for, commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction, or for violation of federal or state antitrust statutes or for commission of embezzlement, theft, forgery, bribery, falsification of records, making false statements, or receiving stolen property.

3. None of the individuals or entities acting as Respondent or with an ownership interest in the Respondent is presently indicted for or otherwise criminally or civilly charged by a federal,

state or local unit of the government with commission of any of the aforementioned offenses. _____

4. The individuals or entities acting as Respondent or with an ownership interest in the Respondent have not had one or more public transactions (federal, state or local) terminated for cause or default within the three-year period preceding the submission of the Response.

5. The individuals or entities seeking participation in a subsequent lease have not had one or more public transactions (federal, state or local) terminated for cause or default within the three-year period preceding the submission of the. _____
6. If a corporation, the Respondent does not have any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability. _____
7. If a corporation, the Respondent has not been convicted of a felony criminal violation under any Federal law within the preceding 24 months. _____

If the Respondent is unable to certify one or more of the items above, it may sign this transmittal letter and, together with this transmittal letter, must submit detailed information explaining why it is unable to certify the item(s). The information the Respondent must submit includes a description of every incident that prevents the Respondent from certifying the item(s); the current status of each incident; and, if resolved, how each incident was resolved. The Respondent must explain how these incidents may affect the Respondent's ability to fulfill the terms of a subsequent lease.

RESPONDENT or RESPONDENT-GUARANTOR (if the Respondent is not yet in existence as of the time of submission):

By _____ Date _____

(Type or Print Name)

Original Signature _____

Title _____

Address _____

City _____

State / Territory _____ Zip Code _____

CERTIFICATE OF BUSINESS ENTITY RESPONDENT

(Respondents who are individuals should skip this certificate)

I, _____, certify that I am the _____ of the [specify one] corporation/partnership/limited liability company/joint venture named as Respondent herein; that I signed this response for and on behalf of the Respondent, with full authority under its governing instrument(s), within the scope of its powers, and with the intent to bind the entity.

NAME OF ENTITY: _____

By _____ Date _____

(Type or Print Name)

Original Signature _____

Title _____

Address _____

City _____

State/Territory _____ Zip _____

-End of RFQ-

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