

**REQUEST FOR STATEMENTS OF INTEREST WITHIN THE COOPERATIVE ECOSYSTEM STUDIES UNIT  
NUMBER N62473-21-2-0009  
PROJECT TO BE INITIATED IN 2021**

**Project Title: LAS FLORES ADOBE NATIONAL HISTORIC LANDMARK INTERPRETIVE TRAIL PROJECT, MARINE CORPS BASE CAMP PENDLETON, CALIFORNIA**

Responses to this Request for Statements of Interest will be used to identify potential cooperators for a project to be funded by the Department of the Navy (DoN) to provide cultural resources support to Marine Corp Base Camp Pendleton (MCBCP).

Approximately \$99,720.00 to \$110,800.00 is expected to be available to support this project for the base period (24 months). Approximately \$280,753.00 to \$315,000.00 is expected to be available to support the Optional Tasks of this project.

Type of Assistance Instrument Anticipated: Cooperative Agreement

Authority: Cooperative Agreement under 10 USC §2684 (Cultural Resources Management).

Eligible Applicants: Any Cooperative Ecosystem Studies Unit Californian, and Pacific Northwest partner who qualifies under DoDGARS Part 34 or 2 Code of Federal Regulations 200 is eligible to apply.

Cost Sharing: Not required

**Background:**

The Las Flores Adobe Ranch House, built in 1864-1868, is listed on the National Register of Historic Places (NRHP) and is a National Historic Landmark (NHL). As such, it is afforded the highest level of protection under Section 110(f) of the National Historic Preservation Act. Las Flores Adobe is also located on an ethno historic Luiseno Indian Village of Huisme. Under the NRHP, the adobe is eligible under Criterion C (NHL Criterion 4) as an exceptionally good example of the California Ranch House (1886-1888), in the area of social history under Criterion A (NHL Criterion 1) as an important and late example of the unique rancharo culture and economy (1888-1941), and under Criterion A local level of significance as headquarters of a locally important lima bean farm 1888-1941). Since 1999, the Las Flores Adobe Ranch House has been Environmental Security's oversight and management responsibility and has been subject to an active rehabilitation phase in consultation with the California State Historic Preservation Office. There have been five (5) previous Cooperative Agreements that were awarded to assist Environmental Security's efforts.

The following cooperative agreements are completed:

N62473-06-LTR-0056 to the University of Vermont (Completed) which conducted historic preservation and architectural conservation work at the Las Flores Adobe Ranch House.

N62473-08-2-0014 to the University of Vermont (Completed) which conducted research and removal of the Carriage House Contra Pared and stabilization and partial restoration of Room 1 at the Las Flores Adobe Ranch House.

N62473-13-2-4906 to the University of Vermont (Completed) which implemented interior finishes and furnishings in rooms 4-6 at the Las Flores Adobe Ranch House.

N62473-14-2-0014 to the University of Vermont (Completed) which 1) developed and prepared a site-specific interpretive plan; develop, prepare, and install interpretive material; and create a volunteer

training program that is consistent with this plan for Las Flores Adobe Ranch House and Estancia, 2) produce an updated National Register nomination for the Las Flores Adobe.

The following cooperative agreements are ongoing.

N62473-15-2-0012 to the University of Vermont includes installing fixtures and reinstating flooring in Rooms 2 and 5; installing bird netting and deterrents in selected location; conducting annual maintenance of fire suppression system including cleaning air monitoring and replacing filters as needed; developing a landscape plan for the front of the house (south side); implementing select portions of the finishes and furnishings plan for 11, 12, and 15; continue repairing of earthen, lime, and other historic finishes.

This Cooperative Agreement is a follow on project to N62473-14-2-0014, which created the Rancho Flores Adobe National Historic Landmark Interpretive Plan.

### **Brief Description of Anticipated Work:**

This Cooperative Agreement is for implementing the Las Flores Adobe National Historic Landmark Interpretive Plan (2019). The project will implement parts of the Las Flores Adobe National Historic Landmark Interpretive Plan that include a self-guided interpretive trail. The project will include developing outdoor interpretive panels, and a trail with benches leading from the Las Flores Adobe to the Las Flores Estancia. This project will also include interpretive panels for placement inside the adobe for guided tours. Specific tasks consist of:

- Develop and establish an interpretive trail from the adobe to the estancia.
- Develop and install interpretive signs including graphics.
- Provide and install benches along the trail.
- Develop high quality interpretive panels for the interior of the adobe.
- Optional Task 1: Provide services to eliminate entry points for rodents and repair damage adobe walls, lintels/millwork, and plaster.
- Optional Task 2: Provide services to repair exterior plaster and stucco on building envelope.
- Optional Task 3: Provide services to extend electricity to Hacienda and Monterey blocks and update wiring in the carriage house.

See Statement of work (enclosure 2) and Terms and Conditions (enclosure 3) for additional information.

### **Period of Performance:**

The period of performance covered by this agreement is 24 months upon award. The Cooperative Agreement will have one (1) 24-month Base Period, and three (3) Optional Tasks. The parties may extend the term of this Agreement by written modification. The total duration of this agreement shall not exceed 60 months. The award of any optional tasks may be awarded unilaterally anytime within the Base Period. The exact period of work performance will be determined upon award, the award of any optional tasks is subject to the availability of funds. The end date is the anticipated date that the Final Deliverable is accepted by the Government.

<b>Item</b>	<b>Period of Performance</b>	<b>Anticipated Award Date</b>
Base Period	24 months from date of award	Summer/Fall 2021
Optional Task 1	TBD	TBD
Optional Task 2	TBD	TBD
Optional Task 3	TBD	TBD

A fifteen (15) day period, starting on date of award, will be used for the Recipient to provide preliminary documents to the CAA and CATR. Documents include, but are not limited to, Insurance documents/certificates and a Draft Work Plan. Recipient may not begin performance until preliminary documents are submitted and accepted/approved as appropriate.

**Materials Requested for Statement of Interest/Qualifications:**

Please provide the following via e-mail attachment to: Kevin Magennis ([kevin.magennis@navy.mil](mailto:kevin.magennis@navy.mil))

- 1) SF 424 (Enclosure 4)
- 2) Research & Related Senior/Key Personnel Form (Enclosure 5). Please see Factor 1 for qualification requirements.
- 3) Research and Related Budget Form (Enclosure 6). Please see Factor 3 for additional submittal requirements.
- 4) SF-LLL Disclosure of Lobbying Activities (Enclosure 7). If applicable, complete SF- LLL. Applicability: If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the grant/cooperative agreement, you must complete and submit Standard Form - LLL, "Disclosure Form to Report Lobbying."

Reimbursement of pre-award costs will not be allowed.

Please note, that some of the forms functionality may be lost when retrieved from a 3<sup>rd</sup> party website. Please visit <https://www.grants.gov/web/grants/forms/r-r-family.html#sortby=1> to retrieve the forms directly from the Grants.gov website and use these forms when submitting your statement of interest.

**Review of Statements Received:** Proposals will be evaluated based on the following three factors: 1) Credentials of Key Personnel 2) Technical Approach, and 3) Reasonableness of Cost. Factors 1, 2 and 3 are of equal importance.

NOTE: All requirements listed are minimum requirements. Applicants will be assessed on their ability to adhere to the listed requirements, the completeness of their responses, their following of directions, their compliance with restrictions, and their ability to provide quality control on their submittals.

**Factor 1 – Credentials of the Principal Investigator/Project Manager & Other Key Personnel**

The Applicant shall provide type written resumes, not to exceed 3 pages, for the Principal Investigator and all field assistants proposed for this project. Resumes must state qualifications, experience with this type of project, professional registration and certificates. The Applicant shall submit evidence of the following technical requirements/qualifications of their personnel:

1. Primary Investigator / Project Manager (PI/PM): The recipient/cooperator designated individual responsible for ensuring that provisions are in place for project and personnel supervision, quality control, and meeting of reporting requirements. At a minimum, this person possesses at least five (5) years of experience in Historic Preservation with experience in developing an Interpretive Plan/Trail.
2. Professional Staff: The recipient/cooperator is responsible for providing additional professional staff knowledgeable in historic preservation with particular experience working on an Interpretive Plan/Trail.

## **Factor 2 – Scientific/Interpretive Approach**

The Applicant shall provide a brief summary not to exceed three pages, single spaced with 12pt font that includes planned methodology and approach for agreement requirements. The Applicant shall be evaluated as to the soundness of the overall approach and the use of any innovative techniques to accomplish the objectives of the stated approach. Any interpretive material needs to be consistent with a material culture approach for treating its buildings, landscape, furnishings, archaeological site, and associated collections as objects that can provide the information about the past and people's experiences within the periods of significance/interpretation.

## **Factor 3 – Reasonableness of Cost**

The proposal will be analyzed to determine whether its pricing is materially/mathematically balanced, and is fair and reasonable. The Offeror shall use OMB Circular A-21 "Cost Principles for Institutions of Higher Education," 48 CFR part 31 "Contract Cost Principles and Procedures," or 2 CFR 200 Subpart F "Audit Requirements" as applicable. Evaluations will include an analysis to determine the Offeror's comprehension of the requirements of the solicitation as well as to assess the validity of the Offeror's approach. A clear cost breakdown of work elements to be accomplished detailing quantities for the various work items, unit, unit prices and extended prices will be required and will be evaluated. Evaluation will include an analysis to determine the Offeror's comprehension of the requirements of the proposed agreement as well as to assess the validity of the Offeror's approach.

Please provide your proposed budget on the provided pdf titled, "Research and Related Budget" form (Enclosure 5).

### **\*Form: RESEARCH AND RELATED BUDGET**

Complete the Research and Related Budget form in accordance with the instructions on the form. You must provide a detailed cost breakdown of all costs, by cost category, by the funding periods described below, and by task/sub-task corresponding to the task number in the proposed Statement of Work. You may request funds under any of the categories listed as long as the item and amount are necessary to perform the proposed work and meet all the criteria for allowability under the applicable Federal cost principles. The budget should adhere to the following guidelines:

The budget should be driven by program requirements. Elements of the budget shall include:

- Direct Labor - Individual labor category or person, with associated labor hours and unburdened direct labor rates.
- Indirect Costs - Fringe benefits, overhead, G&A, COM, etc. (must show base amount and rate). Justify in Field L.
- Travel - Number of trips, destination, duration, etc. Justify in Field L (on the form).
- Subcontract - A cost proposal as detailed as the applicant's cost proposal will be required to be submitted by the subcontractor. If applicable, include in Research & Related Subaward Budget Attachment Form.
- Consultant - Provide consultant agreement or other document that verifies the proposed loaded daily/hourly rate. Include a description of the nature of and the need for any consultant's participation. Strong justification must be provided, and

consultants are to be used only under exceptional circumstances where no equivalent expertise can be found at a participating university. Provide budget justification in Field L.

- Materials - Specifically itemized with costs or estimated costs. An explanation of any estimating factors, including their derivation and application, shall be provided. Include a brief description of the applicant's procurement method to be used (competition, engineering estimate, market survey, etc.). Justify in Field L.
- Other Directs Costs – Clarify any proposed items of equipment or facilities. Equipment and facilities generally must be furnished by the cooperator/recipient (justifications must be provided when Government funding for such items is sought). Include a brief description of the applicant's procurement method to be used (competition, engineering estimate, market survey, etc.). Justify in Field L.
- Budget Justification (Field L on the form): Provide the required supporting information for the cost elements as shown above (see Research & Related Budget instructions) and listed as follows: indirect cost, travel, consultant, materials, and other direct costs. Provide any other information you wish to submit to justify your budget request.

**NOTE: Every deviation from the scope of work requirement must be identified. Proposer must identify the paragraph in the scope of work that is applicable and provide sufficient information to justify why the deviation is in the best interest of the government.**

**Timeline for Review of Statements of Interest:**

We request that Statements of Interest be submitted by 18 August 2021 2:00 PM local standard time. This Request for Statements of Interest will remain open until an investigator team is selected. Statements of Interest received after 18 August 2021 2:00 PM local standard time are considered “late” and may not be considered. Please submit requests for information/questions no later than 16 August 2021 2:00PM local standard time.

**Please send responses or direct questions to:**

Mr. Kevin Magennis  
Naval Facilities Engineering Systems Command Southwest  
750 Pacific Highway  
San Diego, CA 92132  
Phone: 619-705-5566  
Email: kevin.magennis@navy.mil