

**REQUEST FOR STATEMENTS OF  
INTEREST NUMBER N62473-14-2-0014  
PROJECT TO BE INITIATED IN 2014**

**Project Title: The Study and Restoration/Rehabilitation of Historic Properties  
Camp Pendleton, CA**

Responses to this Request for Statements of Interest (RSOI) will be used to identify potential recipients to provide architectural expertise and conservation work, including technical oversight for the continued restoration of the Las Flores Adobe Ranch House, the Santa Margarita Ranch House Complex, the San Onofre Beach Club (Building 51811), and the “White House” (Building 1133) located at Marine Corps Base Camp Pendleton. The authority for this Cooperative Agreement is 10 USC §2684 (Cultural Resources Management). Approximately \$653,200 is expected to be available to support this project.

Type of Assistance Instrument Anticipated: Cooperative Agreement

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

Eligible Applicants: Any potential cooperator who qualifies under the DoDGARS Part 32, 33, and 34 is eligible to apply.

Cost Sharing: Not required

**Background:**

Marine Corps Base Camp Pendleton contains four prominent historic properties, the Las Flores Adobe Ranch House, the Santa Margarita Ranch House Complex, the San Onofre Beach Club (Building 51811), and the “White House” (Building 1133). While the Las Flores Adobe Ranch House has witnessed a successful transformation, this property and the Santa Margarita Ranch House, are in need of new and additional structural preservation and restoration to combat their gradual decay without sizeable investment and care to ensure they do not become victims of demolition by neglect. New and additional work is necessary to restore Las Flores Adobe Ranch House and the Santa Margarita Ranch House Complex in compliance with the National Historic Preservation Act.

The Las Flores Adobe Ranch House, built in 1864-1868, is a National Historic Landmark and 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 and eligible for listing on the NRHP. Since 1999, the Las Flores Adobe Ranch House has been Environmental Security’s oversight and management responsibility and was subject to an active rehabilitation phase in consultation with the California State Historic Preservation Office. The Santa Margarita Ranch House is an adobe structure built in 1827 and is on the National Register of Historical Places (NRHP). The Santa Margarita Ranch House is located on the ethno historic Luiseno Indian Village of Topomai, which has been determined eligible for inclusion to the NRHP. The Santa Margarita Ranch House last served as quarters for the I MEF Commanding General and now is used for special events and functions as a museum. Even as historic properties, these two properties have different needs with unique materials and building techniques with differing levels of protection under federal law.

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

The intent of this project is to obtain architectural expertise and conservation work, including technical oversight for the continued restoration of the Las Flores Adobe Ranch House and Santa Margarita Ranch Complex. In total, this agreement is to 1) develop and prepare 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 NRHP nomination for the Las Flores Adobe, 3) produce an updated NRHP nomination for the Santa Margarita Ranch House Complex, 4) produce a Historic Structures Report (HSR) Santa Margarita Ranch Bunkhouse (Building 24152 located within the Santa Margarita Ranch House Complex), and 5) produce an HSR of the Santa Margarita Ranch Chapel (Building 24150 also located in Santa Margarita Ranch House Complex).

To accomplish these requirements, the recipient/cooperator is responsible for reviewing pertinent files at the Installation and past research conducted at the Installation. The recipient/cooperator is required to coordinate with the Installation Representative in planning and carrying out field activities. The recipient/cooperator is tasked with providing technical oversight throughout the project to ensure that the conservation conforms to the Secretary of the Interior Standards for Rehabilitation (SOI Standards) and with the Section 106 MOA for the study and rehabilitation of both the Las Flores Adobe Ranch House and Santa Margarita Ranch House.

Please see enclosure 1 for full scope of work and enclosure 2 for applicable terms and conditions.

**Period of Performance.** The period of performance for this Cooperative Agreement will be dependent upon the final proposal selected, but is expected to be 60 months. The work is anticipated to begin in September 2014.

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

Please provide the following via e-mail attachment to: Reagan Pablo (reagan.s.pablo@navy.mil).

A brief proposal, maximum length: 6 pages, single-spaced 12 pt. font, addressing Factors 1 and 2 listed below. There is no page limitation applicable to the Research and Related Budget document. Be sure to include Name, Organization, and Contact Information on statement of interest.

Reimbursement of pre-award costs will not be allowed.

**Review of Statements Received:** Proposals will be evaluated based on the three factors listed below and include Credentials of the Principal Investigator/Project Manager & Other Key Personnel, Scientific/Interpretive Approach and reasonableness of the cost.

**NOTE:** All requirements listed are minimum requirements. Information provided must be recent (within last seven (7) years) and relevant. Offerors will be assessed on their ability to adhere to the listed requirements, completeness of responses, follow directions, comply with restrictions and provide quality control on their submittals. All page limits refer to 12 point font and single spaced one-sided pages.

## **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 the rehabilitation of historic structures and has particular experience in adobe mud brick buildings and the use of lime-based plasters and finishes that are appropriate for adobe brick.
2. Professional Staff: The recipient/cooperator is responsible for providing additional professional staff knowledgeable in historic structures rehabilitation with particular experience in historic masonry, carpentry and millwork. The staff needs to have experience in survey and documentation of historic buildings, and earthen architecture conservation.

## **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**

After technical evaluation of the proposal, the Offers shall be analyzed to determine whether they are materially/mathematically balanced with respect to prices or separately priced items, and for fair and reasonable pricing. 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 3).

### **\*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. Options (if applicable) must be separately priced. The form will generate a cumulative budget for the total project period. You must complete all the mandatory information on the form before the NEXT PERIOD button is activated. 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 K.
- Travel - Number of trips, destination, duration, etc. Justify in Field K (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 K.
- 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 K.
- Other Directs Costs - Particularly 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 K.

Budget Justification (Field K 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. Offerors 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.

**RELATIVE IMPORTANCE OF EVALUATION FACTORS** – Factor 1, Credentials of the Principal Investigator/Project Manager & Other Key Personnel, Factor 2, Scientific/Interpretive Approach and Factor 3, Reasonableness of Cost are approximately equal to one another.

**Please send electronic responses and questions to:**

Mr. Reagan Pablo, Contract Specialist Environmental Acquisition Core  
[reagan.s.pablo@navy.mil](mailto:reagan.s.pablo@navy.mil)

**Point of Contact Information:**

Mr. Reagan Pablo, Contract Specialist Environmental Acquisition Core  
Naval Facilities Engineering Command Southwest  
1220 Pacific Highway  
San Diego, CA 92132  
619.532.2090

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

We request that Statements of Interest be submitted by August 20, 2014 2:00 PM locale standard time. This Request for Statements of Interest will remain open until an investigator team is selected.