



Request for Qualifications

For

Landscape Architecture / Park Planning Design Services

Issued February 3, 2012

Responses Due: 4:00 PM March 2, 2012

Introduction:

The Rendezvous Lands Conservancy, Inc. (RLC) a Wyoming nonprofit corporation is seeking Statements of Qualifications for landscape architecture and/or engineering services. The Rendezvous Lands Conservancy currently owns approximately 40 acres in Teton County, Wyoming (Jackson Hole Area) on the banks of the Snake River near the northwest intersection of Wyoming Highway 22 and 390. These 40 acres of land is recognized by RLC to have important recreational, natural, scenic, cultural and alternative transportation value to Teton County residents and visitors. It is the intent of RLC to design, construct, develop, manage and maintain a "natural park" on these land holdings that is intended to be open to the public for their use and enjoyment.

Background:

The land owned by RLC is known generally as Lots 2, 3 and 4, of River Springs Subdivision, Teton County, Wyoming. For the purposes of this Request for Qualifications the land will be referred to as "RLC Park Land", and is comprised of approximately 40 acres, which includes all of Lots 2 and 3, and a portion of lot 4 of River Springs Subdivision. (Please refer to the attached aerial exhibit.)

A portion of the RLC Park Land has been used in the past for gravel mining, production, storage and distribution and is currently leased to a construction company for gravel storage and distribution. The RLC Park Land currently contains the gravel storage and distribution operation, ponds, slews, wetlands, natural

vegetation, roads, a Snake River boat launch, and a portion of the Snake River levee system. The RLC Park Land currently exists in a disturbed and semi-disturbed state. It is not currently open to the public. There are currently large gravel and topsoil stockpiles on the property, some of which is owned by RLC. The existing gravel storage and distribution operation on the property is expected to terminate on August 31, 2012. At this time, it is the responsibility of the leaseholder to reclaim the leased premises to a relative natural condition.

The subject lands are bordered to the south by land currently held by the United States Bureau of Land Management, to the west by Wyoming Highway 390, to the east by the Snake River and to the north by privately held property.

RLC is currently in negotiations with Teton County, Wyoming to provide a pathway bridge and pathway easement over a portion of the RLC Park Land. In addition, improvements to the boat launch area on RLC Park Land are currently contemplated.

It is the intent of RLC to place the RLC Park Land into a conservation and recreation easement, to be held by the Jackson Hole Land Trust.

Vision for RLC Natural Park Lands:

RLC intends to design, construct, develop, manage and maintain a natural park on the subject land for the use and enjoyment of Teton County, Wyoming residents and visitors. The unique and special characteristics of the property demand an exceptional natural park design that provides for public use in a restored natural setting.

The natural park is contemplated to contain passive recreational amenities such as water features, biking trails, cross country ski trails, walking trails, dog walking areas, nature and wildlife viewing areas, picnic areas, gathering and event areas, a pathway bridge and pathway, and public art, all in a natural setting that allows for quiet use and enjoyment by the public and provides for use by native wildlife, including ungulate, bird and fish species.

Public uses of the property are anticipated to include walking (including dog walking), biking, fishing, boating, nordic skiing, ice skating, picnicking, swimming, wildlife viewing, and public access to the Snake River. Public parking on the property, while necessary and anticipated, is intended to be limited and to be designed to minimize the natural characteristics of the property. A caretaker's residence, park maintenance facilities and restroom facilities are contemplated for the land. No active recreational amenities such as playing fields, playgrounds, or other organized sporting facilities are contemplated within the natural park setting.

The design of the natural park is intended to accommodate the amenities and activities described herein in a manner that enhances the natural environment of

the property and provides for the establishment and enhancement of native vegetation.

Respondent Considerations:

RLC expects to forge, foster and maintain partnerships and relationships with interested parties and stakeholders, including but not limited to governmental agencies (local, state and national) other community benefit non-profits, such as the Snake River Fund, Friends of Pathways, local fishing clubs, boating clubs, and other public and private organizations. It is expected that RLC and its representatives will work closely with these public and private organizations, as well as the general public, to ensure the design and implementation of the natural park meets the needs and expectations of the community while preserving and protecting the general intent that the property be developed, maintained and used by the public as a natural park, as described herein. As such, a respondent's ability to conduct outreach to and meaningfully consider input from stakeholders and the general public will be of significant importance.

RLC will establish a selection committee made up of interested parties and project stakeholders. Because of the community-oriented focus of RLC, lead firms must be based locally, with direct ties and/or connections to the community. Lead firms may include non-local firms as part of their respondent team and such team will be considered on the overall team's professional experience and demonstrated expertise in designing and implementing projects of this type.

RLC expects that the Bureau of Land Management land to the south of the RLC Park Land be addressed in the overall natural park design in a manner that allows for a complementary inclusion of the BLM land into an overall natural park. In addition, RLC has encouraged Teton County and Town of Jackson officials to construct the western landing of a planned pathway bridge over the Snake River and a pathway extending from the Snake River to highway 390 on the RLC Park Land. Should Teton County chose to locate these planned pathway amenities on RLC lands, the location of the bridge and pathways, as proposed by Teton County, will be meaningful considerations when designing the overall natural park.

The location of RLC Park Land adjacent to, and within the Snake River provides a unique opportunity integrate the natural park and the Snake River. As such, knowledge of and experience with the unique challenges represented by the Snake River and associated levee system will be considered.

Because of the gravel storage and distribution lease termination on August 31, 2012, and because of the leaseholders responsibility to undertake and complete reclamation work on the leased premises, it is anticipated that the project will be broken into two phases.

The first phase is anticipated to include plans for grading and water feature construction on the RLC Park Land. If phased as anticipated, the first phase of design must take into consideration the intended future park amenities and uses but will be limited to the grading work necessary as part of the required reclamation of the gravel mining operation. This grading and water feature design is expected to be completed by July 1, 2012, with actual grading and excavating commencing on or about September 1, 2012.

The second phase of the natural park design is to provide for the amenities and the uses described herein that complements and is in harmony with the grading and excavation completed in the first phase. The second phase of design and permitting is expected to be completed by April 30, 2013 and construction of these amenities is expected to be completed during the summer and fall of 2013.

Statement of Qualification Contents:

All Statement of Qualifications shall include the following:

- **Cover Letter:** A one page cover letter, specifying the name of the lead firm, its mailing address, telephone number, website address and the name and email address of the firm's contact person for this project. The letter should also identify all associates or sub consultants (if any) they propose to use for this project
- **Qualifications:** A statement of the qualifications of the firm(s) experience in and ability to design and construct a natural park as described herein
- **Experience:** A list of projects for which the firm has worked on that are consistent with the natural park characteristics of this project
- **Key Personnel:** A list of key personnel that will work on this project, including their respective titles, experiences, and periods of service with the firm.
- **Scheduling Availability:** A description of how the firm will ensure their ability to meet the schedule as described herein.
- **Compensation:** A description of the intended type of compensation (fixed fee, hourly rates, etc) and fee schedule.
- **Statement of Design Principles:** A statement of the design principles that the firm will utilize when undertaking this project and how these design principles will respond to the unique characteristics of the natural park site and provide for a successful final design.
- **Description of Project Approach:** A description of how the respondent proposes to undertake and complete the project.
- **Other:** Any other information that would be deemed pertinent to the respondent firm's qualifications for the performance of services.

All Statement of Qualifications shall be no more than 30- 8/12 x 11 pages and shall be provided to Rendezvous Land Conservancy electronically at the following

address: RendezvousLandsConservancy@gmail.com. The deadline for responses is 4:00 PM on March 2, 2012.

Any requests for additional information will be provided to the e-mail address mentioned above and shall include in the title "RLC Park Land RFQ- Request of Additional information". Responses to all requests for additional information will be provided by RLC at their discretion as time and resources allow. RLC reserves the right to elect to not respond.

Applying firms are expected to be available during normal business hours on Monday, March 12 and Tuesday, March 13, 2012, to interview for the project. Scheduling of interviews will occur during the week of March 5, 2012.

Selection of firm:

RLC will make a selection by March 16, 2012. RLC reserves the right to select whichever firm it feels is most capable to complete the project, at its sole discretion.