



REQUEST FOR PROPOSAL (RFP)

BARBER POOL CONSERVATION AREA (BPCA) MASTER PLAN

BOISE, IDAHO

March 30, 2020

Dear Professional Planner,

On behalf of Idaho Foundation for Parks and Lands (IFPL) and its neighboring public and nonprofit partners, I'm pleased to share this Request for Proposal (RFP). Following are the contents of the RFP and a list of the partners with whom IFPL initially has collaborated. During this unprecedented time, the IFPL board continues to work on goals set for 2020 and beyond. We look forward to receiving your response.

Sincerely,

Jan Johns, Executive Director
Idaho Foundation for Parks and Lands

CONTENTS

Master Planning Context and Deliverables

BPCA Planning History

Expected Project Phases

Master Planning and Master Plan Principles

Proposal Process and Requirements

Site Map

INITIAL PARTNERS

Sara Arkle, Open Space and Trails Director, Boise Department of Parks and Recreation

Vernon Banks, Boise Cascade (retired) and President of Idaho Shakespeare Festival

Fred Boelter, RHP Risk Management, Project Engineer (The Gateway Reserve), Member-At-Large of Idaho Shakespeare Festival Executive Committee

Hollis Brookover, Mariposa Labs and Vice President of Idaho Shakespeare Festival

David Eberle, President, Harris Ranch Wildlife Mitigation Association

REQUEST FOR PROPOSAL (RFP)
BARBER POOL CONSERVATION AREA (BPCA) MASTER PLAN
BOISE, IDAHO
March 27, 2020

Hilarie Engle, Executive Director, Idaho Fish and Wildlife Foundation

Doug Fowler, Founder of LeNir, Ltd., and developer of Harris Ranch

Ric Gale, Idaho Power (retired), President of Boise State University Foundation, and Trustee of Idaho Shakespeare Festival

Stephani Hilding, Secretary/Treasurer, Idaho Foundation for Parks and Lands

Mark Hofflund, Managing Director, Idaho Shakespeare Festival

Sharon Hubler, President, Idaho Foundation for Parks and Lands

Ralieg Jensen, Retired owner of AceCo Precision Manufacturing, Barber Pool Conservation Area philanthropist, Member of ISF Board

Jan Johns, Executive Director, Idaho Foundation for Parks and Lands

Lorna K. Jorgensen, Deputy Prosecuting Attorney, Civil Division, Ada County Prosecuting Attorney's Office

Greg Kaltenecker, Professor of Raptor Biology at Boise State University and Executive Director of Intermountain Bird Observatory (a program of Boise State University Foundation)

David Langhorst, Director, Idaho Department of Parks and Recreation

Larry Leasure, Chairman and CEO White-Leasure Development Company, Co-chair of *Campaign for Barber Pool*, and Director of Idaho Foundation for Parks and Lands

Randi McDermott, Vice President and Chief Operating Officer, Boise State University

Brian McDevitt, Vice President, Idaho Foundation for Parks and Lands

Judy Peavey-Derr, Co-chair of *Campaign for Barber Pool*, and Director of Idaho Foundation for Parks and Lands

Brandy Wilson, Director of Sustainability for J.R. Simplot Company and Chair of Barber Pool Advisory Council (a volunteer organization of Idaho Foundation for Parks and Lands)

Tom Williams, TRW Architecture, Director of Idaho Foundation for Parks and Lands

Jim Wrigley, Wells Fargo (retired), Vice President of Idaho Fish and Wildlife Foundation

Master Planning Context and Deliverables

The Barber Pool Campaign Committee ("The Campaign") is seeking a proposal for the preparation of a Master Plan to reflect the interests of stakeholders in the Barber Pool Conservation Area (BPCA). The BPCA is a 700-acre riverine landscape that contains the largest, single, open-space, undeveloped habitat area along the lower Boise River through Idaho's capital city. Located where the Boise Foothills Wildlife Management Area meets the Boise River, this unique ecological setting serves as a significant stop for migratory birds along the Pacific Flyway and is home to the state's largest wintering deer herd, which migrates from the Sawtooth Mountains of central Idaho. Since 2002, growing development on the periphery of BPCA (of both developed "people areas" and undeveloped "natural areas") has increased

REQUEST FOR PROPOSAL (RFP)
BARBER POOL CONSERVATION AREA (BPCA) MASTER PLAN
BOISE, IDAHO
March 27, 2020

management and maintenance associated with Barber Pool. Significant new housing has been developed, as Boise becomes the #1 fastest-growing community in the United States. As more and more people access the wildlife reserve area, both legally and illegally for recreational purposes, the BPCA is threatened by being loved to death.

The largest BPCA landowner is the Idaho Foundation for Parks and Lands (IFPL), Idaho's oldest land trust. Other significant landowners – with similar public or charitable missions – include Ada County, Idaho Department of Parks and Recreation headquarters, Idaho Shakespeare Festival, Boise Department of Parks and Recreation, Boise State University's Intermountain Bird Observatory, and Riverstone International School. Barber Pool is so named because it is a slow, wide, 2.5-mile stretch of the Boise River between Barber Dam and Diversion Dam. Listed on the National Register of Historic Places, the Barber Dam is a timber-crib dam and hydropower house located approximately six miles upstream of the Idaho State Capitol. Residences, schools, and light commercial uses all surround Barber Pool, with wildlife corridors connecting to the Wildlife Management Area.

At the core of this RFP is the desire for a Master Plan that delivers the following:

- A means to engage key stakeholders in a process to create a common vision that inspires all participants to become partners in implementation.
- Resource and access maps illustrating nodes of human activity, the interrelationship of ownerships and resources within BPCA, and areas designated for conservation and habitat improvement projects.
- An understanding of the “natural capital value,” as well as a report detailing economic, cultural, and societal benefits of the Barber Pool to the community and to Idaho.
- A documentation of organizational structure, staffing, governance, and financial resources required for overall development and site management.
- Short- and long-term timelines for implementation of identified infrastructure, wayfinding, access and egress routes; as well as rules and restrictions that would contribute to sustainable site management.
- Detailed recommendations for coordination among stakeholders to determine the best approach for education and outreach to successfully and sustainably cultivate a BPCA stewardship ethic for future generations.

BPCA Planning History

The Barber Dam area was developed to serve historic timber operations from approximately 1904 to 1935. Land ownerships evolved over time through mergers and acquisitions of timber companies. Boise Cascade Corporation gifted its holdings to IFPL in 1978 for the public benefit. In 2001 and 2002, the US Army Corps of Engineers (ACoE) studied the BPCA and prepared an Inventory and Analysis (<https://idaholands.org/wp-content/uploads/2020/02/BPCA-analysis-and-inventory.pdf>) as well as a Master Plan (<http://www.nww.usace.army.mil/bpca/masterplan.htm>).

The July 2002 ACoE Master Plan Executive Summary notes:

“[The BPCA] contains one of the last intact black cottonwood stands in the rapidly urbanizing Boise Area. The BPCA is heavily utilized by over two hundred species of wildlife, including bald

REQUEST FOR PROPOSAL (RFP)
BARBER POOL CONSERVATION AREA (BPCA) MASTER PLAN
BOISE, IDAHO
March 27, 2020

eagles, and mule deer. This makes the BPCA a place of tremendous significance to wildlife, conservationists, and the scientific community.

The Friends of Barber Pool Conservation Area (Friends of BPCA) formed in 1999 to support the effort to enhance and protect the BPCA and the wildlife habitat it contains. The mission of the Friends of BPCA is to “preserve, restore, and enhance the functions and values of the Barber Pool Conservation Area ecosystem through partnerships, collaborative efforts, and public appreciation.

The primary goals of the Friends of BPCA are to protect and enhance the habitat value of the BPCA for fish and wildlife, utilize the BPCA as an educational setting, and to provide non-intrusive recreational opportunities (compatible with ecological goals) to the general public.”

The ACoE plan proved useful as a baseline document. Lacking prioritization and an understanding of financial resources necessary, the Friends of BPCA saw the plan through to publication and (under a three-year sunset provision) took no further collective activity. IFPL, meantime, has been successful not only in holding the land (allowing for natural rest from prior industrial uses), but also in acquiring private lands and water rights to enable cohesive and active management going forward. In fact, a fundraising campaign for land acquisition, remediation, and planning is currently being conducted by The Campaign. Additionally, the community has been engaged in acquiring and conserving open space parcels both within the BPCA and adjacent to it (such as the Idaho Shakespeare Festival-owned Gateway Reserve near Barber Dam, and the Boise City-owned Peace Valley Overlook Reserve adjacent to the Idaho Fish and Wildlife Foundation-owned Maynard Gulch wildlife corridor). Total individual and organizational contributions to these and other efforts exceed several million dollars, and provide a testament to the value of open space in the area.

In June 2018, IFPL created the Barber Pool Advisory Council (“The Council”) to “actively participate in the work of IFPL as it relates to the Pool...advise the IFPL Board regarding the conservation and protection of the Barber Pool...[and] broaden the base of support for Barber Pool.” The Council includes landowners, neighbors, scientists (biologists, ecologists, and botanists), engineers, recreation managers, public engagement specialists, and representatives from municipal and state agencies. The Council completed a new vegetation study and map in 2019 and is currently implementing small-scale projects for targeted habitat improvements, signage, and education, intended to slow habitat loss and provide pilot projects while the Master Plan is being developed. The Council’s plan for 2020 is illustrated below.



Expected Project Phases

Phase I — Project preparation (2 to 3 months)

- Plan proposal (scope, elements, background)
- Master Plan consultant qualifications review
- Site visit
- Detailed proposal
- Selection and contract

Phase II — Master Plan development (6 to 9 months)

- Stakeholder engagement
- Respective visions, plans, resources
- Master Plan concepts, development of unifying story, and implementation strategies and priorities
- Steering/advisory review
- Stakeholder comments and questions
- Master Plan finalization

Phase III- Master Plan implementation organization (1 to 3 months)

- Comprehensive plan and timeline for implementation of the BPCA Master Plan
- Formation of the governance structure to oversee the BPCA Master Plan
- Release of the BPCA Master Plan
- Implementation of the BPCA Master Plan

Master Planning and Master Plan Principles

1. Creativity—process and outcomes are rooted in accessible vision and tangible execution.
2. Inclusivity—incorporates needs and opinions of the stakeholders.
3. Community—rooted in the interests of people that live, learn, earn, and play in Boise.
4. Consensus—frame a unifying vision and associated values.
5. Clarity—the process is transparent and the plan, its gaps, and its impacts clear.
6. Accountability—all stakeholders recognize their roles and responsibilities and commit to preparation and implementation of the plan. Benchmarks for assessing progress and, if necessary, a means to redirect/reprioritize strategies.
7. Accessibility—written and presented in ways that make the plan a clear, useful, and engaging roadmap for the BPCA future.
8. Strategy—the plan must focus on steps, measures, and timeline to achieve its goals and values.
9. Governance—identify other similar successful undertakings and lay out the structure, governance, and financial resources required for success of the BPCA Master Plan.
10. Efficacy—present measurable objectives, priorities, and timelines for action.

Proposal Process and Requirements

The proposal process will proceed as follows:

- Statement of Interest and Qualifications: Please submit by April 13, 2020.
 - The statement of interest will be reviewed by The Campaign and key stakeholders.
 - Select respondents will be notified by April 24, 2020 of the opportunity to come to Boise for an in-person site visit.
 - Respondents will have the opportunity to meet with key stakeholders and gain a better understanding of the project.
 - The one-day visit will be held on a mutually agreeable date during May 2020.
- Scope of Work and Fee Schedule: Please submit by June 12, 2020.
 - Following the site visit, respondents are asked to prepare a detailed scope of work and fee schedule for the Master Plan.
 - Following submission of the Scope of Work, respondents will be asked to participate in a telephone interview to answer additional questions during the week of June 15, 2020, at a mutually agreeable time and date.
- Award Notification: June 29, 2020.

The Statement of Interest and Qualifications, as well as the Scope of Work and Fee Schedule, should be sent to: Jan Johns, Executive Director, Idaho Foundation for Parks and Lands (IFPL), 5657 Warm Springs Ave., Boise, ID 83716 jan@idaholands.org or [208-344-7141](tel:208-344-7141).

The **Statement of Interest and Qualifications** should contain the following information:

- Overview of the company, including its history and qualifications.
- Three to four examples of similar projects and essential commitments that led to success.
- Resumes for proposed project principal staff.

REQUEST FOR PROPOSAL (RFP)
BARBER POOL CONSERVATION AREA (BPCA) MASTER PLAN
BOISE, IDAHO
March 27, 2020

- A brief statement explaining what attracts you to this particular project, and what you would hope to accomplish by working with us.

The **Scope of Work and Fee Schedule** should contain the following information:

- Organization chart and proposed team structure for the work. Resumes for key staff that will be dedicated to the project, each resume no longer than one page.
- Detailed description of the project phases, including any changes to the phasing suggested in this document (note that such revisions are both expected and welcomed, based on your experience).
- Key milestones and documents, along with document review times for our project participants.
- A Fee Schedule that aligns with a phased approach. We also would like to see opportunities for cost savings highlighted, or places where you recommend investments now to provide cost savings at a later time.
- A description of how your firm plans to accomplish the following:
 - Create a compelling story, proem, and unifying vision for the BPCA including natural and manmade features, historical aspects, wildlife access, human routes/paths, restrictions, signage, education, and integration.
 - Identify required resources to implement the unifying vision including organizational structure, human resources, and financial, administrative, political, and governance support.
 - Review and analyze important historic documents, including the 2000 BPCA Memorandum of Agreement and the 2002 BPCA documents prepared by the ACoE. Review and analyze the objectives of the current Barber Pool Campaign Committee, the work being conducted by the Barber Pool Advisory Council, and the plans being developed and implemented by surrounding landowners, users, and neighbors (such as the Idaho Shakespeare Festival, the City of Boise's Sue Howell Park, the Intermountain Bird Observatory, and Barber Valley Neighborhood Association plans).
 - Plan and conduct comprehensive stakeholder engagement, including plans to identify the needs of current parties. Please also explain how your firm plans to identify constituencies who have not been previously identified, but would be critical to engage for the successful implementation of a unifying BPCA vision.

Please direct any questions regarding this RFP to: Jan Johns, Executive Director, Idaho Foundation for Parks and Lands (IFPL), 5657 Warm Springs Ave., Boise, ID 83716 jan@idaholands.org or [208-344-7141](tel:208-344-7141).

REQUEST FOR PROPOSAL (RFP)
 BARBER POOL CONSERVATION AREA (BPCA) MASTER PLAN
 BOISE, IDAHO
 March 27, 2020

