

REQUEST FOR PROPOSAL for BASELINE DOCUMENTATION REPORT

Lemhi County and Custer County, Idaho

Posted: January 17, 2012

Location: Pahsimeroi River, Ellis, Idaho

Property: Trout Creek Ranch (132 acres)

The Lemhi Regional Land Trust (LRLT), located in Salmon, Idaho, is a 501(c)(3) non-profit conservation organization whose mission is “to generate and provide supportive funds and resources for the preservation of land and natural resources, and in particular, central Idaho ranchlands and agricultural land. As a community based, grassroots, non-profit organization, our primary goal is to maintain stewardship opportunities for landowners that allow them to conserve the land’s agricultural, natural, and cultural resources.”

This Request for Proposal (RFP) is for bidding on the cost of producing the property’s Baseline Documentation Report (BDR), to be completed concurrently with the signing of the Conservation Easement.

Solicitor: Lemhi Regional Land Trust

Bidder: Bidder/consultant will provide a detailed Baseline Documentation Report for the Trout Creek Ranch on the Pahsimeroi River, and must be willing to make changes/corrections to the originally submitted BDR once reviewed by the LRLT Stewardship Committee.

Property: 132 acres, more or less

Property Overview:

Description: The 132-acre Trout Creek Ranch on the Pahsimeroi River is located approximately 42 miles south of Salmon, Idaho on Highway 93 South, then turning left onto the Pahsimeroi River Road for 1.5 miles. The property includes approximately 2.0 miles of the Pahsimeroi River, a tributary to the Salmon River. The Pahsimeroi River is designated Critical Habitat for Chinook salmon and steelhead, and Essential Fish Habitat for Chinook salmon. Bull Trout are also present in this section of the Pahsimeroi River.

The Trout Creek Ranch owns a section of the east side of the Pasimeroi River for 1.4 miles, as well as both sides of the river for 0.6 miles. Trout Creek, a spring-fed channel, runs for 0.4 miles on the Chewing property before entering the Pahsimeroi River. The property consists of irrigated grazing pastures, Pahsimeroi River riparian, and upland sagebrush steppe. Currently Trout Creek Ranch leases the irrigated pastures to a neighboring rancher for fall cattle pasture. While much

of the river riparian is in excellent condition and is protected for 1.5 miles with an enclosure fence, approximately 1800 feet of riparian bank is in need of restorative stabilization and native plant enhancement. Wildlife species such as elk, mule deer, whitetail deer and game birds frequent the property. Currently, two building envelopes within the Conservation Easement are expected.

Access: Leaving from Salmon, drive 42 miles south on Highway 93 South, and turn left on the Pahsimeroi River Road at Ellis, Idaho. Drive approximately 1.5 miles and arrive at Trout Creek Ranch on the right.

Water Rights: The property includes numerous water rights including stock water rights, domestic well rights, and spring and Pahsimeroi River irrigation rights.

Baseline Documentation Report Specifications:

The BDR will be very specific to LRLT's specifications and a template may be provided for reference. Key items to be included in the BDR are:

- Conservation Values of the Property
- Complete Property description (soils, hydrology, geology, biology, etc.)
- GPS locations of all structures (fence, ditch, road, buildings, creek, etc.)
- Complete list and photographs of Photo-point locations
- Arc-Map GIS Maps (Aerial Map, Topography Map, Soils Map, etc.)

Within the BDR, the bidder will take into account:

- Legal Conservation Easement Agreement
- Land Survey and Legal Description of Property
- Title Report Findings
- Environmental Assessment and Environmental Site Assessment Findings
- Remote Minerals Survey Findings
- Geological and Mineral Evaluation Findings

Process:

RFP Opening Date: January 17, 2012

Bids must be submitted by COB on Closing Date: January 31, 2012

Bids may be submitted via email to info@lemhilandtrust.org or by mailing them to LRLT at P.O. Box 871, Salmon, Idaho 83467.

LRLT will review all bids after the Closing Date. Please contact Kristin Troy for further details or questions at ktroy@lemhilandtrust.org or 208-756-8879.