

NATIONAL PARK SERVICE
FINANCIAL ASSISTANCE: NOTICE OF INTENT TO AWARD

This announcement is not a request for applications.

This announcement is to provide public notice of the National Park Service's intention to award a task agreement under a previously competed or single source justified master cooperative agreement.

ABSTRACT	
Funding Announcement Number	P18AS00046
Project Title	Lees Ferry and Lonely Dell Adaptive Reuse Planning
Recipient	University of New Mexico, Francisco Uvina-Contreras
Anticipated Federal Funding	\$54,500
Anticipated Period of Performance	December 30, 2017-May 1, 2019
Award Instrument	Task Agreement
Statutory Authority	54 U.S.C. §100703, Cooperative Study Units.
CFDA # and Title	15.945 CESU
Point of Contact	Katie Gaertner Katie_Gaertner@nps.gov

BACKGROUND AND OBJECTIVES

Cooperative Agreement Number P17AC01318 was entered into by and between the Department of the Interior, National Park Service, (NPS), and University of New Mexico (hereafter referred to as 'Recipient') for the purpose of providing research, technical assistance, and/or education, as described below. Unless otherwise specified herein, the terms and conditions as stated in the Cooperative Agreement will apply to this Task Agreement. This agreement is administered via the Colorado Plateau Cooperative Ecosystems Studies Unit and is also subject to the terms and conditions of Cooperative Agreement Number P14AC00921.

STATEMENT OF WORK

This (PMIS 228928) project seeks to create a programmatic design and schematic plans for the adaptive reuse of the Lees Ferry and Lonely Dell Ranch National Historic District (NHD). The Weaver Ranch House will be the centerpiece of this planning effort but will be created with the entire NHD in mind. The park is currently evaluating new uses for the NHD and its structures and will require a professional programmatic design and plan to move forward with any new uses. The Park will propose a new use for the NHD by February 2018 in order to provide parameters and guidance for the cooperators in creating the plan.

The Weaver Ranch House lies within the Lees Ferry and Lonely Dell Ranch National Historic District at the confluence of the Colorado and Paria Rivers. The Lonely Dell Ranch is maintained as a cultural landscape with eight buildings dating to the mid-1800s: a working orchard, a historic irrigation system, and cemetery. The Weaver Ranch House located within the Lonely Dell Ranch consists of a stone masonry living room, dining room and kitchen built from 1935 to 1936 (known here as the "West Wing"). On the east end of the masonry structure is a wood frame bedroom area built in 1937 (known here as the "1937 Addition"). Surrounded by a rich historic landscape and a spectacular physical setting, the ranch house is the centerpiece of the National Park Service's interpretation of the Lonely Dell and Lees Ferry. For further information on the site reference the 2000 Lees Ferry and Lonely Dell Ranch Historic Structure Report at:

https://www.nps.gov/parkhistory/online_books/glca/Lees_ferry_hsr.pdf

The goal of this planning effort is to study new uses and associated requirements for their

implementation on existing historic structures, consider available fund sources and make recommendations on the site's management. In planning for the historic district the cooperator should conduct a site visit for the purpose of documentation and analysis, ultimately leading to plans for individual structures and more holistic site planning efforts. This plan should include a phased approach and keep in mind the relatively limited financial and staffing resources of the Park. Ideally, this plan would include low, medium, and high use alternatives that could be implemented as the Park's resources increase or decrease. The key to a successful plan will be having adaptable structures and plans. College students and youth groups will have opportunities to help with the planning for reuse options and to assist with the projects associated with modifying and preserving the historic structures. Those in this age-group may serve as volunteers, interns, or seasonal staff as this project is implemented.

A principal element of this project is planning for the adaptation of the 1937 Addition into living quarters for staff and volunteers to accommodate the establishment of a volunteer corps, called Hammer Corps, to support the preservation, operations, and maintenance of the NHD. The Weaver Ranch House plan should include detailed strategies for the adaption of the Weaver House to the use specified by the park and make recommendations on the uses and preservation of the West Wing of the Weaver House. According to the List of Classified Structures (LCS) the ranch house is now in "fair condition."

The plan may consider alternative uses of the entire NHD, such as event/exhibition spaces, living history, furnishings, concession operations, etc. The Hammer Corps should also be considered in the proposal. The Hammer Corp's primary purpose is to support new uses and maintain the Weaver House and surrounding buildings with volunteer preservation specialists. The program will function in a similar way to the Hammer Corps program at Grand Teton National Park. There will be a lead preservationist and 5-6 volunteers to support the program. Current assumptions are that the lead preservationist and volunteers will be the primary users of the new living quarters in the Weaver House. The park will provide guidance on these proposed uses as it completes its internal planning process in early 2018.

These planning efforts should assume a slight increase in the number of people able to visit Lonely Dell (from approximately 10,000 per year to 11,300 per year) but should offer a significant increase in the quality of visitor experience. Though the Lees Ferry district will be considered, the plans should emphasize the Lonely Dell Ranch.

Currently none of the buildings are open for visitors to look inside and the interpretive presence is sporadic. With the rehabilitation plans of the Weaver Ranch House, a new use plan for the district, and establishment of a strong volunteer preservation corps, all of the buildings in the Lonely Dell (and Lees Ferry) complex can be open to the public for tours, special use gatherings, and formal and informal interpretive programs. The ultimate goals of the project are to preserve the historic landscape and structures and to provide visitors a memorable experience by connecting them to the place and history of the pioneers who established the first modern ferry facilitating western expansion beyond the Colorado River. This will be achieved through creative preservation and use planning, accurate representation of the historic cultural landscape, and maintaining as much historic integrity of the site as possible.

RECIPIENT AGREES TO:

1. Work with the NPS to identify and develop plan and design objectives and methodologies that can efficiently and effectively be carried out under this cooperative agreement.

2. Coordinate with the NPS in order to provide UNM with educational opportunities for its students throughout the planning and design process.
3. Coordinate in the preparation of a programmatic design and code study (based on adaptation to proposed uses).
4. Produce a professional programmatic design and code study to facilitate the adaptive reuse of the Lees Ferry and Lonely Dell National Historic District.

NATIONAL PARK SERVICE AGREES TO:

1. Assign Erik Stanfield as the Point of Contact (POC). Throughout the project, Mr. Stanfield will oversee preparation of the project work plan, assist with logistical needs, provide technical review and support, and collaborate with the UNM in reaching management decisions throughout the project.
2. Assign Ken Hyde as the Agreements Technical Representative (ATR). Mr. Hyde will familiarize himself with the terms and conditions of the Agreement, remain aware of each party's efforts and progress, and ensure performance and financial reporting requirements are submitted as set forth in the Agreement.
3. Facilitate the project by providing the historic site and access to materials, tools, equipment, and agency specialists or staff
4. Assist with park fieldwork and other administrative matters related to the project and assist with providing park housing if possible.
5. Inform the PI of the specific activities required to comply with the NPS Interim Guidance Document Governing Code of Conduct, Peer Review, and Information Quality Correction for National Park Service Cultural and Natural Resource Disciplines.
6. Provide professional assistance and guidance in conducting site visits.
7. Participate and collaborate with UNM PI in a wrap-up period following the receipt of final plan.
8. Ensure that all work will comply with all applicable federal, state and professional guidelines as set forth in but not limited to the 1906 Antiquities Act; 1935 Historic Sites Act; 1966 Historic Preservation Act (as amended); Secretary of the Interior's Standards for Archaeology and Historic Preservation; Director's Orders 28 and 28 A,B,C; Section 106 of the National Environmental Policy Act (as amended); Native American Graves Protection and Repatriation Act and (NAGPRA); NPS Preservation Brief Number 5 (Adobe Restoration); 36 CFR; NPS 28 Cultural Resource Management Guidelines; PM 14-02 Climate Change and Stewardship of Cultural Resources; and any related NPS legislation or guidelines.