

Request For Proposals: Leonora Curtin Wetland Preserve Habitat Restoration, Treatment, and Maintenance Plan

Issued by: El Rancho de Las Golondrinas

Date Issued: October 31, 2025

Proposal Due Date: December 31, 2025

Project Overview:

El Rancho de Las Golondrinas is seeking proposals from qualified contractors for the on-going habitat restoration, treatment, and maintenance efforts at our 35-acre Leonora Curtin Wetland Preserve (LCWP). Our expectation is that contractors will create and present a dynamic restoration plan, treatment plan and long-term maintenance plan that can be executed in phases over the course of the next 3-5 years. This plan should include an assessment of the wetlands current state, and address removal of invasive species, revegetation of native species, and surface water hydrology survey identifying and addressing issues such as channeling, and include proposed solutions.

El Rancho de Las Golondrinas is the premier Living History Museum in the Southwest and the only Living History Museum in New Mexico. Each year over 60,000 guests visit the property including 20,000 school age children. The museum is comprised of 500 acres, 34 historic buildings, 10 modern buildings and the LCWP. We specialize in immersive environments on a cultural landscape to get guests hands-on with history. In 2021 we regained stewardship of the LCWP after a long-term lease to the Santa Fe Botanical Gardens. Having the wetland back under our leadership affords us another opportunity to lead by example with our continued restoration efforts, as well as add ecologically minded, science based educational programming to our repertoire, bringing focus to the important role water has played historically and today. A rarity in New Mexico, wetlands make up less than 0.6% of our state. The LCWP is created by naturally occurring underground springs that perforate the surface. In the early 1970's a dam was built channeling the surfacing water into the pond you see today. A walking loop, approximately 1 mile long, takes visitors on a tour of the 3 wetland zones. With the help of our Citizen Scientist volunteer group, we have documented well over 1,000 plant and animal species within the preserve. The museum is open April through October and features many festival weekends and special events throughout the season.

We are seeking not only a qualified contractor, but one who understands the importance of what we do, the sensitivity of our cultural landscape, the unique schedule we have for guests and our desire to not detract from the experience of our guests. We are also seeking a qualified contractor who can work with us on a timeline and who understands the efficient use of the funds we have as a non-profit cultural organization that is the largest provider of history and arts education in Santa Fe County outside of the public school system.

Scope of Work:

It is expected that the selected contractor will:

1. Create and Present a Dynamic Restoration Plan including:
 - a. A multi-phase plan to be executed over the next 3-5 years
 - b. Site assessment
Note: Site Assessment should be brief and utilize already existing resources as much as possible
 - c. Overview of recommended invasive species removal including species lists
 - d. Overview of recommended native plant revegetation including species lists
 - e. Surface water hydrology survey
 - f. Clear vision of ideal condition specific to this wetland including detailed suggestions on ways in which it can be achieved
 - g. Proposed Timeline
2. Create and Present a Comprehensive Treatment Plan
 - a. A detailed and targeted treatment plan with specific action plans
 - b. Identify and phase areas requiring treatment
 - c. Detailed plans for invasive species removal including species list
 - d. Detailed plans for native plant revegetation including species list
 - e. Estimated cost for each treatment area and/or phase including contractor oversight fees
 - f. Proposed timeline
 - g. List of contractors who can do the work
 - h. Include construction/treatment documents if applicable
3. Create and Present a Comprehensive Maintenance Plan
 - a. Detailed guide for seasonal and annual maintenance required, including plant encroachment on the trail, with an eye towards plant health and aesthetics
 - b. Proposed timeline covering initial and long-term needs
 - c. List of contractors and estimated cost for annual maintenance if outsourced
4. Communicate and work cohesively with Las Golondrinas staff assigned to oversee the project
5. Provide regular progress reports, statistics and presentations as requested
6. Execute said planning according to the timeline discussed
7. Use funds as efficiently as possible
8. Always keep LCWP and Las Golondrinas' best interest in mind
9. Hyper awareness of ecological sensitivity, using environmentally safe and sustainable practices and products

Project Schedule:

Las Golondrinas would like the contracted planning work to start in early 2026 with a specific start date determined in a project meeting to be scheduled once a proposal/contractor is accepted.

Submission Guidelines:

To be considered, respondents must submit timely, written proposals that fully address qualifications and strategy for the successful and timely completion of the project. It must include but is not limited to the following components:

- Executive Summary: Provide a general overview of your proposal and how your company's approach is best suited to the needs and culture of LCWP and El Rancho de Las Golondrinas.
- Company overview
- List of qualifications, key differentiators, and description of ability to complete the project
- Overview of your approach as well as how you plan to execute the project, proposed format for regular communication with Las Golondrinas, project documentation, milestone documentation and on-going site assessment, etc.
- Proposed contract terms and conditions
- Proposed availability and timeline
- Proposed cost of plan/s
- Examples of restoration, treatment, maintenance plans your firm has created with references

Evaluation Criteria:

Submissions will be evaluated based on clarity and organization, relevant experience, technical expertise, project approach, cost, availability, ability to work with us on schedule and references.

Contractual Terms and Conditions:

The terms and conditions that will govern the contract including payment, insurance requirements, dispute resolution mechanisms, warranties and other details will follow industry standards and adhere to the laws and regulations of the State of New Mexico. Specific terms and conditions desired by the contractor should be highlighted in the proposal and will be discussed in detail with the selected contractor.

Contact Information:

It is expected that contractors submitting proposals will have questions and may need a site visit. All questions and requests for site visits should be submitted to the contacts below. Additional information about the LCWP can be provided to you by request.

Evaluation & Awards Timeline

- Send proposal, questions, site visit requests on the RFP to:
Daniel Goodman, Museum Director, Daniel.goodman@golondrinas.org
Sean Paloheimo, Assistant Museum Director, spaloheimo@golondrinas.org
Annie Murchy, Curator of Agriculture, annie.murchy@golondrinas.org
- Site Visits must be completed by December 19, 2025 (contact for extension)
- Proposals Due: December 31, 2025 (contact for extension)
- Chosen Agency Selected & Contacted: End of January 2026
- Planning work begins February 2026