

May 8th 2020



REQUEST FOR PROPOSALS

Lease of Confluence Park Fields for Farming

REQUEST FOR PROPOSAL

Washington County is seeking proposals to lease three fields totaling approximately 29.32-acres in Confluence Park, La Verkin, Utah to be farmed and maintained under a 1 to 5-year lease.

Background information:

Confluence Park is a 344-acre nature park managed by Washington County, Utah Division of Wildlife Resources, and the nearby municipalities. It is uniquely located within the boundaries of La Verkin and Hurricane where Ash Creek and La Verkin Creek meet the Virgin River. The park sits at the bottom of large basaltic lava cliffs, leaving it isolated and protected from development in the cities above.

There is a long history of agricultural use in the park, most of which have been largely abandoned. The park's master plan encourages a return to agricultural use to restore its historic and aesthetic value and to reduce the threat of fire in the park. We are seeking qualified individuals to farm and maintain three fields totaling approximately 29.32-acres in the park (see map exhibits) under a 1 to 5-year lease.

A pressurized irrigation system was recently installed, as shown on the exhibit, with "bubble-up" boxes and the fields were leveled in anticipation of using flood irrigation. This unique system may require experimentation and coordination with the water provider to effectively use the system and determine timing and duration to best utilize the 31 shares of water that will be used without detrimental effects on the rest of the irrigation system.

Since some of the fields are located on the west side of LaVerkin Creek and the creek is home to endangered fish species, coordination with the Utah Division of Wildlife Resources will be needed when crossing LaVerkin Creek with any farm machinery.

SUBMITTAL PROCEDURE / TIMELINE

Proposals must be submitted bearing the title *Confluence Park Fields* and received no later than 12:00 noon on May 27th, 2020. Proposals in sealed envelopes can be submitted to:

Washington County HCP
10 N. 100 E Tabernacle
St. George, UT 84770

Proposals may also be submitted by fax or email to:
Email: cameron.rognan@washco.utah.gov
Phone: (435) 256-6310 Fax: (435) 634-5758

PROPOSAL REQUIREMENTS

Proposal must include the following elements:

1. *Scope of services:* The scope of services shall cover type of pasture grasses planned for each field and for what duration. The method for keeping the fields aesthetically maintained (including weed management), and how often the fields will be accessed to conduct such maintenance and irrigation needs. What equipment will be necessary, and the ability to demonstrate farming techniques with minimal impacts to other park resources or disruption to park visitors. If grazing is to occur, which animals, how many, and for how long. A fence plan is preferred, but only required if grazing is a part of your proposal.
2. *Schedule:* The date range(s) of desired growing periods, as well as requested length of lease (1-5 years). If grazing or fencing is a part of your proposal, please include a fence installation, inspection, repair, and maintenance schedule and desired grazing periods.
3. *Lease offer:* Please include a fair price you are willing to pay for the farming lease and associated crops or grazing that will result. Lease options at different amounts will be considered for different term lengths if so desired. Leases at no charge will also be considered depending on qualifications and expected benefits from farming activities.

SELECTION CRITERIA

Proposals shall be rated according to the following criteria:

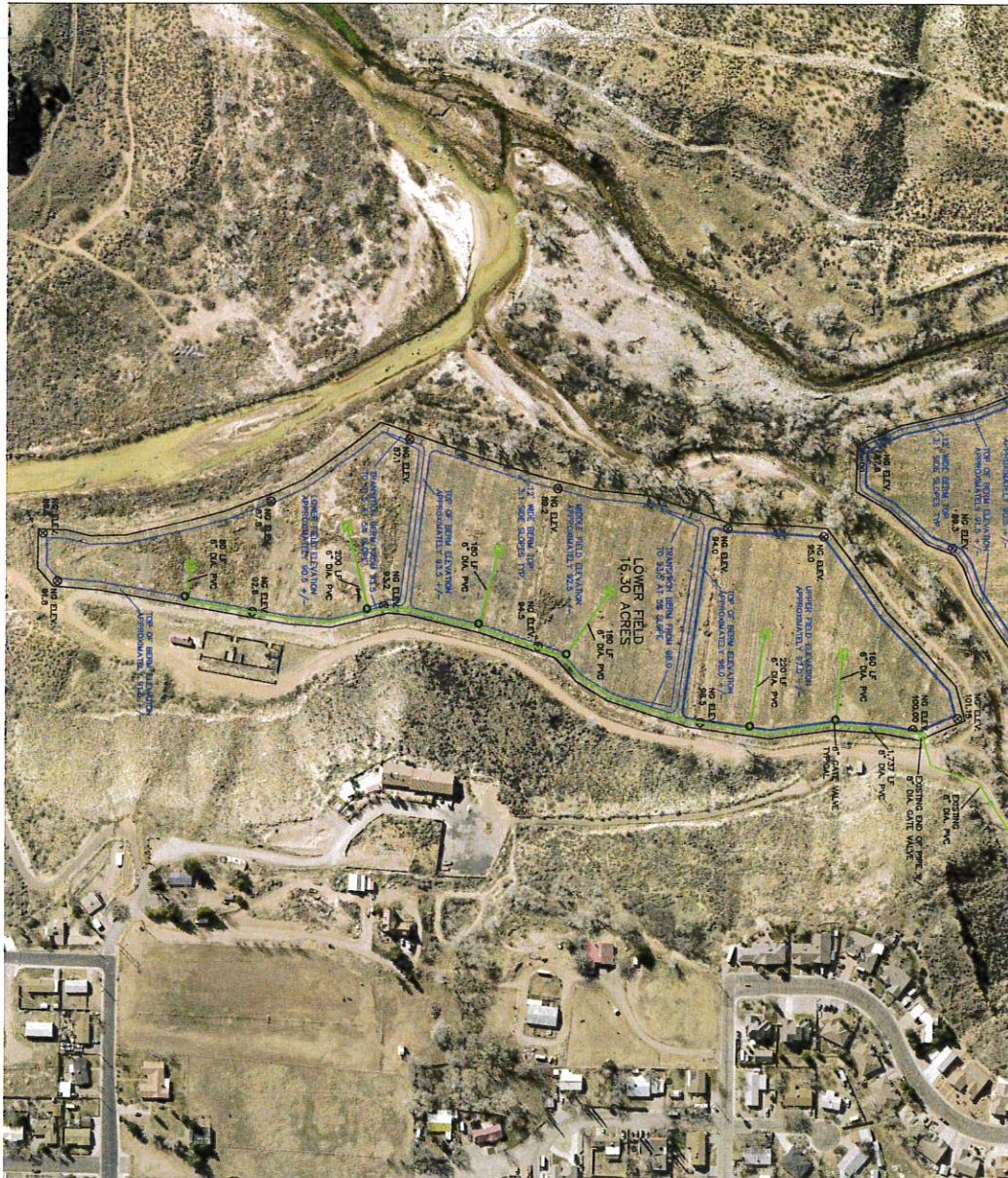
1. Understanding of the project's scope of services;
2. Farming methodology and effectiveness for pasture sustainability, weed control, and water management;
3. Presentation of a reasonable time schedule (sooner is better);
4. Professional qualifications and experience with similar projects;
5. Ability to work in harmony with Washington County, its partners and the public;
6. Completeness, conciseness, and clarity of the response to this RFP.

Please see attached maps showing field locations and irrigation plan

For additional information please contact:

Cameron Rognan
Habitat Conservation Plan
p:(435) 634-5759 m: (435) 705-4431
a: 10 N 100 E St. George, UT 84770
e: cameron.rognan@washco.utah.gov

JOINT RESTRAINTS AS NEEDED

The seal of Washington County, Oregon, is an oval emblem. It features a landscape with a yellow sun in a blue sky, a red mountain range, and a yellow field with radiating lines. The words "WASHINGTON" and "COUNTY" are inscribed in a black border around the top and bottom respectively.

197 EAST TABERNACLE STREET
ST. GEORGE, UTAH 84770
Phone (435) 634-5759 (BOB SANDBERG)

[illegible]

WEST FIELDS AREA = 14.30 ACRES

BENCHMARK 100.00 NW CORNER OF FIELD

TOP ELEVATION IS 1 FOOT ABOVE FIELD

BUILT UNDER NON-STRUCTURAL FILLS SPEC.

IRRIGATION OUTLET BOXES - 5 EACH

8" DIAMETER C-900 PVC PIPE - 1,183 LF
6" DIAMETER C-900 PVC PIPE - 800 LF
6" DIAMETER GATE VALVES - 5 EACH
FITTINGS AS NEEDED
JOINT RESTRAINTS AS NEEDED

EAST FIELDS AREA = 1.65 ACRES

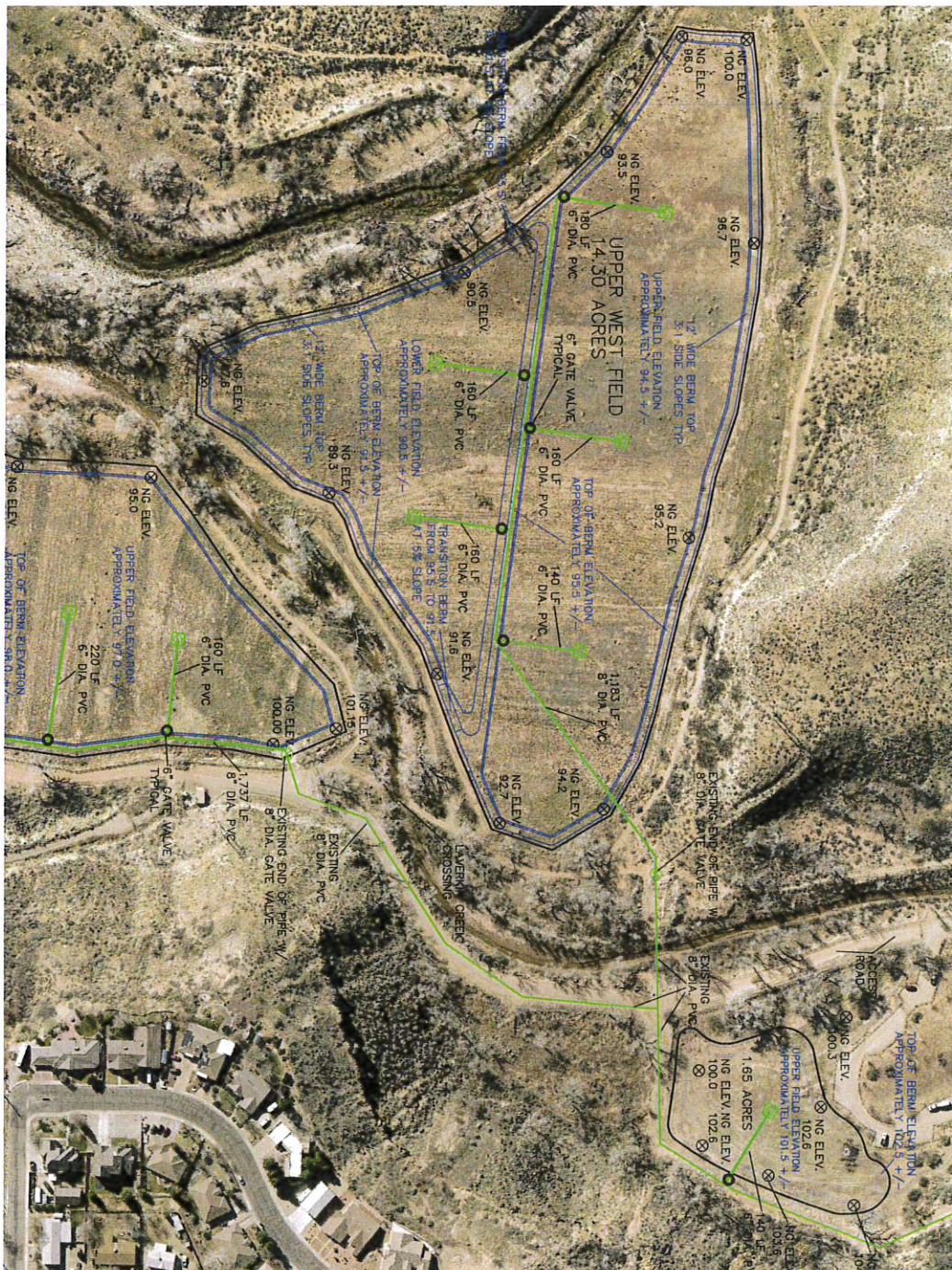
BENCHMARK 100.00 SW CORNER OF FIELD

TOP ELEVATION IS 12.1001 MILES 101

TOP ELEVATION IS 1 FOOT ABOVE FIELD
3:1 SIDE SLOPES
BUILT UNDER NON-STRUCTURAL SPEC.

6" DIAMETER C-900 PVC PIPE - 140 LF

6" DIAMETER C-900 PVC PIPE - 140 LF
6" DIAMETER GATE VALVES - 1 EACH
FITTINGS AS NEEDED
JOINT RESTRAINTS AS NEEDED

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