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Spring Creek, NV 89815
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REQUEST FOR PROPOSALS

Ryan Ranch Pasture Lease

Company Name: _____

Company Address: _____

Contact Person: _____

Contacts Telephone: _____

Contacts Email: _____

Contacts Fax: _____

SUBMITTAL: **Deadline March 20, 2024 at 4:00 PM**

Responses submitted to:

Jessie Bahr
Spring Creek Association
401 Fairway Blvd.
Spring Creek, NV 89815

Signature of Proposer

Date

About the Spring Creek Association:

Spring Creek Association, whose office is located at 401 Fairway Blvd., Spring Creek, NV 89815 is soliciting qualifications for **Ryan Ranch Pasture Lease located at 315 Royal Oak Drive, Parcel A, Spring Creek Corporation Map as recorded under fil no. 68748 with approximately 32 acres available for grazing.**

The Spring Creek Association is a private, property owners association with 5,420 lots that provide rural Nevada residential living opportunity with several amenities. Located near the base of the Ruby Mountains lies the 23.4 square mile rural community of Spring Creek. Outdoor Recreation and Spring Creek have become synonymous. Lamoille Canyon, Southfork Reservoir State Park, and the Ruby Lake National Wildlife Refuge are all within a short drive.

There is easy access to Spring Creek via Lamoille Highway (SR227) from Interstate 80 in Elko, Nevada. Newcomers are welcomed and considered a valuable resource who bring fresh perspective and experience. It is easy to become involved in the many active youth and adult clubs and organizations available. Spring Creek is family friendly. An example is the outdoor recreation at our 32-acre stocked private marina, which provides opportunities for fishing, canoeing, wildlife viewing, covered picnic areas with grills, open space and playground equipment. Spring Creek Association property owner assessments are used for the maintenance and operation of all amenities as well as the expenses involved with managing such a large area and diversified Homeowner's Association.

There are approximately 150 miles of roadways in Spring Creek, all of which have chip-seal surfacing. Elko County School District operates two Elementary schools, a Middle School, and a High School in our area. Our access to quality healthcare professionals and facilities is expanding. The business climate in Spring Creek allows home-based businesses. You will find a major grocery store, pharmacy, post office, credit union, dental office, barbers, beauty salons, hardware store, variety store, gas stations, convenience stores, pizza parlors, sandwich shops, variety of restaurants, lounges, gaming, fitness centers, legal services, pet grooming, car washes, realty office, manufactured home sales, refuse collection services, propane services, feed store, multiple churches, auto repair, building and construction contractors with space still available for new businesses to locate and grow.

INTRODUCTION AND INSTRUCTIONS TO PROPOSERS

1.1 Introduction

The Spring Creek Association invites qualified persons to submit written proposals for the usage of approximately 30-40 acres of pastureland known as the Ryan Ranch. See project background under Scope of Services below. Should an award be made, the selected Proposer will enter into a usage agreement with The Spring Creek Association. SCA will ensure yearly that there is progress being made with measurable outcomes of implemented work on the Ranch.

1.2 Proposed Time Schedule

Request for Proposal Posting: March 1, 2024

Walk-through of property: March 12, 2024

Written Question Deadline: March 15, 2024

Submittal Deadline: March 20, 2024

Board Meeting Presentation: March 27, 2024

Tentative Award: March 28, 2024

1.3 Instructions to Proposers and Procedures for Submittal

One (1) electronic version of the proposal sent via email to jessiebahr@springcreeknv.org by the deadline.

Proposers are solely responsible for ensuring their submitted proposal is received by The Spring Creek Association in accordance with the solicitation requirements, before the Submittal Deadline, and at the place specified. Postmarks will not be accepted in lieu of actual delivery. No oral, telegraphic, electronic mail, facsimile or telephonic proposals or modifications will be considered unless specified. The Spring Creek Association shall not be responsible for any delays in mail or by common carriers or by transmission errors or delays or mistaken delivery.

1.4 General Conditions

ADDITIONAL INFORMATION. The Spring Creek Association reserves the right, to request additional information or clarifications from Proposers where it may serve The Spring Creek Association best interest.

AWARD OF PROPOSAL. The Spring Creek Association reserves the right to negotiate final terms with the selected Proposer, if any. An award may be made to the Proposer offering the most advantageous proposal after consideration by the Board of Directors.

COMPLIANCE WITH LAWS. All proposals shall comply with current federal, state, and other laws relative thereto.

CANCELLATION OF SOLICITATION. The Spring Creek Association may cancel this solicitation at any time.

COSTS. The Spring Creek Association is not liable for any costs incurred by Proposers before entering a formal contract. The costs of developing the proposals, or any other such expenses incurred by the Proposer in responding to this RFP, are entirely the responsibility of the Proposer, and shall not be reimbursed in any manner by The Spring Creek Association. No reimbursable cost may be incurred in anticipation of the award.

DISQUALIFICATION OF PROPOSER. If there is reason to believe that collusion exists among the Proposers, The Spring Creek Association may refuse to consider proposals from participants in such collusion. No person, firm, or corporation under the same or different name, shall make, file, or be interested in more than one proposal for the same work unless alternate proposals are called for. Reasonable grounds for believing that any Proposer is interested in more than one Proposal for the same work will cause the rejection of all Proposals for the work in which a Proposer is interested. If there is reason to believe that collusion exists among the Proposers, The Spring Creek Association may refuse to consider Proposals from participants in such collusion.

IRREGULARITIES. The Spring Creek Association reserves the right to waive non-material irregularities if such would be in the best interest of The Spring Creek Association as determined by the SCA President.

OFFERS OF MORE THAN ONE PRICE. Proposers are NOT allowed to submit more than one proposal.

NO OBLIGATION. The release of this RFP does not obligate or compel The Spring Creek Association to enter into a contract or agreement.

PROPOSAL, REJECTION OF. The Spring Creek Association reserves the right to reject any or all proposals or any part of a proposal. The Spring Creek Association reserves the right to reject the proposal of any Proposer who previously failed to perform adequately for The Spring Creek Association. The Spring Creek Association expressly reserves the right to reject the Proposal of any Proposer who is in default on the payment of assessments to The Spring Creek Association.

PUBLIC RECORD. All proposals submitted in response to this RFP will become the property of The Spring Creek Association upon submittal and a matter of public record pursuant to applicable law.

RFP PART OF AGREEMENT. Should an agreement be awarded, this Request for Proposal and Scope of Services and all conditions may become part of the agreement between The Spring Creek Association and the successful Proposer.

SEVERABILITY. If any provisions or portion of any provision, of this Request for Proposals are held invalid, illegal or unenforceable, they shall be severed from the Request for Proposals and the remaining provisions shall be valid and enforceable.

WITHDRAWAL OF PROPOSAL. Proposers' authorized representative may withdraw Proposals only by written request received by The Spring Creek Association President before the Proposal Submittal Deadline.

2.2 Scope of Work

Description: The Association is seeking qualified persons to enter into a usage agreement for the Ryan Ranch pasture.

Permitting: There are no permitting requirements. Fencing has been completely redone in 2023 to provide for pasture areas within the Ryan Ranch.

Specific Specifications: The proposal should include the amount proposed for the use and quiet enjoyment for the sole right and option of occupying the property under the terms of a usage agreement. This price should include:

1. options for specific types of livestock that are proposed to use the pasture areas.
2. a timeline for grazing that includes the number of livestock suggested for the best management of the pasture.
3. plan and timeline to hay the property at least once per year to allow for regrowth of the fields.
4. The user will be required to work with SCA, and their contractors, to provide an active weed management plan for the pasture area utilizing State, Federal and County resources available.
5. plans for future planting of better forage, at the user's expense, to protect, enrich and promote growth of existing established meadow grasses.
6. a plan to maintain irrigation ditches and drainages consistent with the usage of the property and ensure no water is diverted inconsistent with the historical usage of the property.
7. the length of usage agreement requested. If the proposal is for multiple years, provide an outline of the grazing and management plan for each year.
8. examples from previous land usage agreements showing successful stewardship of the land and resources.

Qualification: Ability to show previous pasture, land, and livestock management within pasture areas. Insurance; General Liability, Automobile and Workmen's Compensation \$1,000,000 coverage.

Submission Requirements: Written Proposal and Proposed Plan.