

REQUEST FOR PROPOSALS  
PROGRAM WATER APPRAISAL CONTRACTOR(S) TO SUPPORT THE WALKER BASIN CONSERVANCY

August 27, 2019

**Requesting Organization:** Walker Basin Conservancy, 615 Riverside Drive, Suite C, Reno, NV 89503  
Contact: Amy Gladding, Operations Manager, 775-463-9887 x116; [amy.gladding@walkerbasin.org](mailto:amy.gladding@walkerbasin.org).

## 1. OVERVIEW

The Walker Basin Conservancy (WBC) invites interested not-for-profit and for-profit individuals and organizations to submit proposals for a program water appraisal contractor(s) that will provide a report addressing water right values for the successful implementation of the Walker Basin Restoration Program. Multiple contractors may be selected from this RFP and executed contracts will be for up to three (3) years.

## 2. ORGANIZATION AND PROGRAM BACKGROUND

The Walker Basin Conservancy (Conservancy) is leading the effort to restore and maintain Walker Lake while protecting agricultural, environmental and recreational interests in the Walker River Basin. The Conservancy manages thousands of acres of land in the Basin and oversees revegetation activities, habitat enhancement and ongoing research. The Conservancy protects and monitors acquired water resources to ensure that they are used as intended for riparian and watershed stewardship and to increase stream flows to Walker Lake.

The Conservancy is responsible for implementation of the Walker Basin Restoration Program, created by Public Law 111-85 (2009) with the primary purpose of restoring and maintaining Walker Lake.

For more information about the Conservancy, please visit our website at [www.walkerbasin.org](http://www.walkerbasin.org).

## 3. SCOPE OF WORK

Prepare an Appraisal Report addressing water rights values in the Walker Basin, Nevada. Provide current opinions of market value of various classes of water rights as summarized below:

- I. Primary Underground water rights under permits and certificates of appropriation issued by the Nevada Department of Water Resources (NDWR)
- II. Supplemental Underground water rights under permits and certificates of appropriation issued by NDWR
- III. Natural flow water rights as enumerated in Walker River Decree (Decree C-125) and as currently depicted on Walker River Irrigation District (WRID) provisional water assessment cards
- IV. Storage water rights within WRID as depicted on WRID provisional water assessment cards
  - a. Supplemental rights apportioned to lands with appurtenant natural flow decree rights
  - b. Primary rights apportioned to New Lands, i.e., lands without appurtenant natural flow decree right

Other relevant issues to be considered and addressed include the following:

- In those instances where the offered water rights include both surface (decree natural flow and supplemental storage) and supplemental groundwater rights, it is understood that the appraisal must consider the Unit Rule (*Uniform Appraisal Standards for Federal Land Acquisitions*, Section 8-13, p.54) which states, in part: "different elements or components [of a tract or property interest] are not to be separately valued and added together. Such a procedure results in *summation* or *cumulative* appraisal, which is forbidden in appraisals for federal acquisitions."
- The appraisal must account for the different contributions to total value of each component while maintaining the integrity of the unit rule.

Specific criteria have not been established for identifying "low-factor" and "high-factor" lands. For example, low-factor lands are allocated a decree flow rate 0.012 cfs per acre, while high-factor lands receive 0.016 cfs per acre.

- The appraisal must consider if and how flow rates affect value.
- The appraisal must account for variations in dates of priority, yield and/or reliability within and across different classes of water rights.

Contractor will have access to the Walker Basin Clearinghouse, a database of water right sales and lease information in the Walker Basin maintained for the Conservancy by an independent third party.

#### 4. DELIVERABLES

The deliverables for the appraisal assignment include the following:

1. Draft Appraisal Report: The estimate value should be presented in a self-contained draft written report consistent with appraisal development and reporting standards of the current Uniform Standards of Professional Appraisal Practice (USPAP) and the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA). The Draft should be provided to WBC as an editable electronic document (i.e., Word file) anticipating review and comment by WBC.
2. Final Appraisal Report: The appraiser will complete a final appraisal report and deliver two (2) hardcopies and one (1) electronic copy (in PDF format) to WBC. The final report should include an addendum which summarizes the appraiser's responses to any comments submitted by WBC.

The draft and final appraisal reports and all information furnished to the appraiser are client internal documents and are not subject to public release by the appraiser.

Applicants may respond to the following RFP, in whole or in part. Consideration will be given to all submittals; applicants who respond in whole will not be favored over applicants who respond in part. Contracts will be awarded to the respondent whose proposal is most advantageous to the Program with price and other factors considered. If responding in part, please include the number and title from the Scope of Work for the services being proposed.



#### 4. CRITERIA FOR COMPETITIVE APPLICATIONS

##### Application Instructions

1. Address each item in the “Application Outline” below.
2. Limit your application to a maximum of six (6) pages and minimize supplementary materials (we will follow-up as needed).
3. Email a Word or PDF version of your application to [amy.gladding@walkerbasin.org](mailto:amy.gladding@walkerbasin.org); in the subject line, please indicate *Response to RFP for Appraisal Support – [name of respondent]*.
4. Applications must be emailed no later than **5:00 pm PDT on September 27, 2019**.

##### Application Outline

Your description (in no more than six (6) pages) of your and/or your organization’s qualifications should include the following elements:

- 1. Contact information:** Please provide a Primary Contact Person, Entity Name, Address, Phone, Email, Website, and EIN or SSN.
- 2. Organizational mission and profile:** Please describe your and/or your organization’s mission, expertise and experience. Please include geographic service area, number of clients, how long you have been in business, and your annual budget. If you have an annual report, please include as an attachment. If you have a website or Facebook page, please provide that information as well.
- 3. Key staff:** Please provide names and brief biographies of key staff. You may attach resumes of key staff as appropriate.
- 4. Past experience:** Please detail your experience in providing contractual services similar to those required by the WBC. List recent (last two to five years) accomplishments, events and previous services related to the expertise you will be offering. The selected contract appraiser(s) must hold a valid Nevada Appraiser License as a Certified General Appraiser, or an equivalent appraisal license or certificate issued by another state, and hold a valid Nevada Permit pursuant to NRS 645C that is specific to this assignment.
- 5. Timeline:** Estimate the timeline required for completion of the draft appraisal.
- 6. Budget and Fee structure:** Estimate the program/service fees and describe the fee structure for each of the services you provide including a breakdown of travel expenses. Please highlight any non-profit discounts on the services you provide.
- 7. References:** Please include contact information of three references (clients or partners) who have benefited from your services as described above.



## Selection Criteria

Proposals will be evaluated and scored on the following criteria:

- 1. Knowledge and track record:** Applicants must demonstrate expertise and experience in those areas described in the RFP.
- 2. Experience in WBC region:** Preference will be given to providers who have experience working in or are otherwise familiar with the Walker River Basin.
- 3. Capacity and flexibility to deliver services:** Providers must demonstrate that they have a degree of flexibility in how and where services are delivered and that they have the ability to tailor content and delivery methods to meet the specific needs of the WBC.

## 5. ELIGIBLE OFFERORS/CONFLICT OF INTEREST

Eligible applicants are individuals, institutions of higher education, other nonprofits, commercial organizations, international organizations, and local, state and Indian tribal governments. If multiple institutions are involved, they should be handled through sub-contracts.

Offerors must notify WBC in writing with this submission of any apparent or actual conflicts of interest, including organizational conflicts of interest, that are known at the time of this submission or that may arise during the life of this award, in the event an award is made. Conflicts of interest include any relationship or matter which might place the Contractor, the Contractor's employees, or the Contractor's subcontractors in a position of conflict, real or apparent, between their responsibilities under the award and any other outside interests, or otherwise. Conflicts of interest may also include, but are not limited to, direct or indirect financial interests, close personal relationships, positions of trust in outside organizations, consideration of future employment arrangements with a different organization, or decision-making affecting the award that would cause a reasonable person with knowledge of the relevant facts to question the impartiality of the Offeror, the Offeror's employees, or the Offeror's future subcontractors in the matter. Upon receipt of such a notice, the WBC will determine if a conflict of interest exists and, if so, if there are any possible actions to be taken by the Offeror to reduce or resolve the conflict. Failure to resolve conflicts of interest in a manner that satisfies WBC may result in the proposal not being selected for award.

By submitting a proposal in response to this solicitation, the Offeror warrants and represents that it is eligible for award of a Contract resulting from this solicitation and that it is not subject to any of the below circumstances:

Has any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, and that is not being paid in a timely manner pursuant to an Contract with the authority responsible for collecting the tax liability, where the awarding agency is aware of the unpaid tax liability, unless the agency has considered suspension or debarment of the corporation and made a determination that this further action is not necessary to protect the interests of the Government; or



Was convicted (or had an officer or agent of such corporation acting on behalf of the corporation convicted) of a felony criminal violation under any Federal or State law within the preceding 24 months, where the awarding agency is aware of the conviction, unless the agency has considered suspension or debarment of the corporation and made a determination that this further action is not necessary to protect the interests of the Government; or

Is listed on the General Services Administration's, government-wide System for Award Management Exclusions (SAM Exclusions), in accordance with the OMB guidelines at 2 C.F.R Part 180 that implement E.O.s 12549 (3 C.F.R., 1986 Comp., p. 189) and 12689 (3 C.F.R., 1989 Comp., p. 235), "Debarment and Suspension, " or intends to enter into any subaward, contract or other Contract using funds provided by WBC with any party listed on the SAM Exclusions in accordance with Executive Orders 12549 and 12689. The SAM Exclusions can be found at <https://www.sam.gov/portal/public/SAM/>.

#### **REQUEST FOR PROPOSALS SUBMISSION REQUIREMENTS AND RFP DEADLINES**

September 27, 2019	Proposals must be received electronically as an email attachment to Amy Gladding ( <a href="mailto:amy.gladding@walkerbasin.org">amy.gladding@walkerbasin.org</a> ) by 5:00 PM PST.
	Proposals must be provided in Word format or searchable PDF.
October 4, 2019	WBC will notify all RFP applicants of their status (acceptance or rejection).

