

SCOPE OF WORK

Description:

The City of Flagstaff intends to establish a lease agreement with a livestock operator (the “Lessee”) to graze livestock on City owned property at Red Gap Ranch (the “Property”) pursuant to the specifications herein.

The City of Flagstaff is seeking a qualified livestock operator to assist the City with protecting and enhancing the ecosystem of Red Gap Ranch (“RGR”). The Ranch is slated to become a multi-use complex that supports the City’s sustainability, climate action, land management, and water production commitments.

The grazing Lessee will:

1. Adhere to the City of Flagstaff’s Community Priorities and Objectives, Climate Action and Adaptation Plan, and Water Services Master Plan.
2. Have familiarity with, the integration of grazing, ecosystem health, and land management best practices
3. Support the City’s effort to integrate a variety of initiatives that include, but are not limited to, renewable energy development, carbon sequestration, research, and pilot sustainability projects.
4. Support wildlife restoration projects on the Red Gap Ranch property
5. Participate in scientific studies and/or work with institutions of higher learning.
6. Utilize wildlife friendly fencing and harvest practices (if harvesting is considered in your bid)
7. Implement and test new methods to reduce livestock and wildlife conflicts
8. Implement grazing practices that support wildlife, water quality, and ecosystem health
9. Provide a Livestock Grazing Management Plan (LMGP)
10. Lessee must meet the requirements of Arizona State Land Department for holding a sublease for grazing on Arizona State Lands, City of Flagstaff shall hold the grazing lease on all State Lands within the boundary of Red Gap Ranch. Requirements for the sublease are outlined in the Sub-Lease Application (Exhibit D).

Scope:

Lessee will be expected to accurately and thoroughly implement grazing as provided in the LGMP.

In addition to implementing the Livestock Grazing Management Plan, the Lessee will also be responsible for providing security to Red Gap Ranch in the form of inspections and routine monitoring.

Cross fencing separates the different pastures and keeps the livestock contained where they need to be and not free ranging throughout the ranch. See the NRCS Fencing Map (Exhibit B) to delineate the different pastures. The Lessee will be responsible for the maintenance and upkeep of the necessary perimeter fencing as well as the crossing fencing as defined in Exhibit B, if required in the LGMP. At a minimum of one fence mile per year of new or replacement cross fence (4-wire) should be included in the proposal. The Lessee will provide materials for any repair necessary for the perimeter fence with the Lessee responsible for the labor portion of the repair.

Only the Lessee’s livestock, appropriately marked with a registered brand are authorized to inhabit the ranch.

SPECIFICATIONS & REQUIREMENTS

Description: The City defines livestock as cows, horses, sheep, goats and donkeys. The proper fencing and pasture rotation requirements are to be adhered to for species that are not herded. In addition, the recommendations for the type of wildlife per **Attachment B**, attached and made part of this solicitation, are for wildlife habitat enhancement including fencing requirements per the State of Arizona Game and Fish Department.

A copy of the Legal Description of the Property is provided as a part of these specifications and is designated as Lease Agreement **Exhibit A**, attached to and made part of this solicitation.

State Grazing Lease: A copy of the State of Arizona Sub-Lease agreement with the City of Flagstaff, that is provided as part of the requirements is designated as Lease Agreement **Exhibit B**, attached and made a part of this solicitation. The terms and conditions set forth in the exhibit are made part in whole of the Lease Agreement contained in this RFP solicitation.

Environmental Quality: As a condition of this solicitation, Bidder agrees to enter into Environmental Quality Incentives Program Contract No. 2002 7494572A047 ("EQIP Contract") with the U.S. Department of Agriculture ("USDA") Commodity Credit Corporation ("CCC") with respect to grazing practices on the leased premises upon receiving an assignment of the same from the USDA. A copy of the EQIP Contract is designated **Exhibit F**, attached to and made a part of this solicitation.

Sub-Lease Understanding and Agreement: Bidder's signed offer shall constitute its understanding of, and an agreement to, the requirements outlined in the State Sub-Lease of the Property. It is the bidder's responsibility to seek clarification in the timeframe specified in this bid package before the bid due date.

In addition, the successful bidder will be required to complete, along with the City, the State Sublease Application (**Exhibit D**). **The Bidder will pay for the application fee (\$200.00) with the State.**

Grazing Map: The Red Gap Ranch parcel map is designated as Lease Agreement **Exhibit E**, attached and made part of this solicitation. The two (2) parcels noted on the map will be excluded from this agreement, as the City may intend for other usage on these two (2) parcels.

In addition, there are several additional uses of the intended grazing parcels that can coincide or compliment grazing. These uses may include but are not limited to carbon sequestration, remote educational center, workforce development and the City of Flagstaff has already identified potential parcel for solar energy. The City of Flagstaff reserves the right for these potential uses during the term of the grazing contract.

Annual Lease Bid Minimum: The City is requiring an annual lease bid minimum of **\$4,200.00** exclusive of the \$200.00 sublease application fee.