

# REQUEST FOR PROPOSALS



Department of Executive Services  
Finance and Business Operations Division  
**Procurement and Contract Services Section**  
206-263-9400 TTY Relay: 711

**ADVERTISED DATE: AUGUST 12, 2014**

Request for Proposal Title: Sale or Lease of Tall Chief Farm (formerly Tall Chief Golf Course)

Requesting Dept./Div. King County Department of Natural Resources and Parks

RFP Number: 1177-14-VLN

Due Date: October 14, 2014, no later than- 2:00 p.m.

Buyer: Victoria Nakamichi [vicki.nakamichi@kingcounty.gov](mailto:vicki.nakamichi@kingcounty.gov), 206- 263-9299

Alternate Buyer: Linda McKinly [linda.mckinly@kingcounty.gov](mailto:linda.mckinly@kingcounty.gov), 206- 263-9701

**Pre-Proposal Conference:**

A conference to discuss questions related to this RFP shall be held at 4:00 p.m. August 21, 2014, at the Fall City Library, 33415 SE 42<sup>nd</sup> Place, Fall City, WA 98024.

**Site Inspection Opportunity:**

The site and buildings will be open for inspection Monday, August 18, 2014, from 9:00 a.m. until 1:00 p.m. This will not be a question and answer session.

Sealed proposals are hereby solicited and will only be received by:  
King County Procurement Services Section  
Chinook Building, 3rd Floor  
401 Fifth Avenue  
Seattle, WA 98104  
Office Hours: 8:00 a.m. – 5:00 p.m.  
Monday - Friday

**SUBMITTERS MUST COMPLETE AND SIGN THE FORM BELOW (TYPE OR PRINT)**

Company Name

Address

City/State /Postal Code

Signature

Authorized Representative/Title (Print name and title)

Email

Phone

Fax

Office Use Only: NUM 4 - CD-ROM 2 - FED n/a

Upon request, this Request for Proposals will be provided in alternative formats such as Braille, large print, audiocassette or computer disk for individuals with disabilities.

Sealed proposals are hereby solicited and will be received only at the office of the King County Procurement Services Section at 401 Fifth Avenue, 3<sup>rd</sup> Floor, Seattle, Washington, 98104 no later than 2:00 p.m. on the date noted above regarding the *Sale or Lease of Tall Chief Farm (formerly Tall Chief Golf Course)* for the *King County Department of Natural Resources and Parks*. These services shall be provided to King County in accordance with the following and the attached instructions, requirements, and specifications.

**Proposal:** King County requires the proposer to sign and return *this entire Request for Proposal (RFP) document*. The proposer shall provide *one (1) unbound original* and *two (2) copies* of the proposal response, data or attachments offered, for *three (3) items* total. The original in both cases shall be *noted or stamped "Original"*. In addition, provide *two (2) CD-ROM or flashdrives*, with either *one (1) pdf version* of the proposal, *one (1) Microsoft Word version* of the proposal, or both.

**Site Inspection Opportunity:** The site and buildings will be open for inspection Monday, August 18, 2014, from 9:00 a.m. until 1:00 p.m. This will not be a question and answer session. A second site inspection opportunity may be scheduled in September, if necessary.

**Pre-Proposal Conference:** A conference to discuss questions related to this RFP shall be held at 4:00 p.m. August 21, 2014, at the Fall City Library, 33415 SE 42nd Pl, Fall City, WA 98024 See link for driving instructions: <https://www.kcls.org/usingthelibrary/locations/directions.cfm?locID=14>

Following the meeting, there will be a tour of the property for those who are interested.

**Questions:** Proposers will be required to submit any questions in writing prior to the close of business on Friday, October 3, 2014 in order for staff to prepare any response required to be answered by Addendum. Questions are best received and most quickly responded to when sent via e-mail directly to the following King County procurement personnel: *Primary* – Victoria Nakamichi, Senior Buyer [vicki.nakamichi@kingcounty.gov](mailto:vicki.nakamichi@kingcounty.gov)/ *Secondary* – Linda McKinly, Buyer, [linda.mckinly@kingcounty.gov](mailto:linda.mckinly@kingcounty.gov). Questions may also be sent via to the address above.

## **SECTION I - GENERAL INFORMATION**

- A. King County is an Equal Opportunity Employer and does not discriminate against individuals or firms because of their race, color, creed, marital status, religion, age, sex, national origin, sexual orientation, or the presence of any mental, physical or sensory handicap in an otherwise qualified handicapped person.
- B. Proposals shall be prepared simply and economically, providing a straightforward and concise but complete and detailed description of the Submitter's abilities to meet the requirements of this RFP. Fancy bindings, colored displays and promotional materials are not desired. Emphasis shall be on completeness of content.
- C. King County reserves the right to reject any or all proposals that are deemed not responsive to its needs.
- D. In the event it becomes necessary to revise any part of this RFP, addenda shall be created and posted at the King County Procurement web site. Addenda will also be conveyed to those potential submitters providing an accurate e-mail address. If desired, a hard copy of any addenda may be provided upon request.

Supplementary Information is provided at this link:

[www.kingcounty.gov/environment/waterandland/agriculture/tall-chief-farm-rfp.aspx](http://www.kingcounty.gov/environment/waterandland/agriculture/tall-chief-farm-rfp.aspx)

We encourage you to check the website periodically as the County may add other information as it becomes available.

- E. King County is not liable for any cost incurred by the Submitter prior to issuing the contract.

- F. A contract or agreement may be negotiated with the proposer whose proposal would be most advantageous to King County and the public, in the opinion of the King County Department of Natural Resources, all factors considered. King County reserves the right to reject any or all proposals submitted.
- G. News releases pertaining to this RFP, the services, or the project to which it relates, shall not be made without prior approval by, and then only in coordination with, the King County Department of Executive Services.
- H. King County Code 2.93.40 prohibits the acceptance of any proposal after the time and date specified on the Request for Proposals. There shall be no exceptions to this requirement.
- I. King County agencies' staffs are prohibited from speaking with potential Submitters about the project during the solicitation without prior authorization by King County Procurement.

Please direct all questions to:

Victoria Nakamichi, Senior Buyer  
(206) 263-9299  
[vicki.nakamichi@kingcounty.gov](mailto:vicki.nakamichi@kingcounty.gov)

and

Linda McKinly, Buyer  
(206) 263-9701  
[linda.mckinly@kingcounty.gov](mailto:linda.mckinly@kingcounty.gov)

NOTE: Documents and other information are available in alternate formats for individuals with disabilities upon advance request by calling the Procurement Receptionist at 206-263-9400 or TTY711.

- J. Protest Procedure - King County has a process in place for receiving protests based upon either proposals or contract awards. If you would like to receive or review a copy, please contact the Buyer named on the front page of this document or call Procurement Services at 206-263-9400.
- K. Electronic Commerce and Correspondence. King County is committed to reducing costs and facilitating quicker communication to the community by using electronic means to convey information. As such, most Invitations to Bid, Requests for Proposal, and Requests for Submittals as well as related exhibits, appendices, and issued addenda can be found on the King County Internet Web Site, located at <http://www.kingcounty.gov/operations/procurement>. Current bidding opportunities and information are available by accessing the "**Solicitations**" tab in the left hand column.

King County Procurement Services features an **Online Vendor Registration (OVR)** program that offer potential proposers the opportunity to register with the County. This OVR system allows interested parties to either directly register themselves or their business by creating a unique User ID, or to visit the website as a guest. Information regarding bid documents will be available to all users; however, site visitors accessing the site as a guest will not be able to document their interest in a project or add their name to the document holder's list. They will receive no automatic notification of issued addenda. As such, the County encourages full registration in order to directly communicate with document holders regarding any issued addenda or other important information concerning the solicitation.

After proposals have been opened in public, the County will post a listing of the businesses submitting proposals, and any final award determination made.

Full information on vendor registration is available at the website.

If you are viewing a paper version of this RFP, you may download this document at <http://www.kingcounty.gov/operations/procurement>. Navigate to the "Solicitation" web page. There you can view the web pages either as a guest or by logging-in as a registered vendor. Search for 1177-14 to access documents specifically for this solicitation and follow the resulting link to navigate to the "Solicitation Details" web page.

- L. Unless otherwise requested, letters and other transmittals pertaining to this RFP will be issued to the e-mail address noted in our files, and after proposal, noted on the first page of this document. If other personnel should be contacted via e-mail in the evaluation of this proposal, or to be notified of evaluation results, please complete the information in the table below.

Contact Name	Title	Phone	E-mail address

- M. Washington State Public Records Act (RCW 42.56) requires public agencies in Washington to promptly make public records available for inspection and copying unless they fall within the specified exemptions contained in the Act, or are otherwise privileged.
- N. Proposals submitted under this RFP shall be considered public documents and with limited exceptions proposals that are recommended for contract award will be available for inspection and copying by the public.

If a Submitter considers any portion of his/her proposal to be protected under the law, the Submitter shall clearly identify on the page(s) affected such words as "CONFIDENTIAL," "PROPRIETARY" or "BUSINESS SECRET." The Submitter shall also use the descriptions above in the following table to identify the effected page number(s) and location(s) of any material to be considered as confidential (attach additional sheets as necessary). If a request is made for disclosure of such portion, the County will review the material in an attempt to determine whether it may be eligible for exemption from disclosure under the law. If the material is not exempt from public disclosure law, or if the County is unable to make a determination of such an exemption, the County will notify the Submitter of the request and allow the Submitter ten (10) days to take whatever action it deems necessary to protect its interests. If the Submitter fails or neglects to take such action within said period, the County will release the portion of the Proposal deemed subject to disclosure. By submitting a Proposal, the Submitter assents to the procedure outlined in this paragraph and shall have no claim against the County on account of actions taken under such procedure.

Type of exemption	Beginning Page / Location	Ending Page / Location

- O. No other distribution of proposals will be made by the Submitters prior to any public disclosure regarding the RFP, the proposal or any subsequent awards without written approval by King County. For this RFP all proposals received by King County shall remain valid for ninety (90) days from the date of proposal. All proposals received in response to this RFP will be retained.
- P. Submitters are urged to use recycled/recyclable products and both sides of paper for printed and photocopied materials, whenever practicable, in preparing responses to this RFP.
- Q. During the solicitation process, King County strongly discourages the transmittal of Company information, brochures, and other promotional materials, other than address, contact and e-mail information, prior to the due date of proposals. Any pre-packaged material received by a potential Submitter prior to the receipt of proposals shall not be reviewed by the County.
- R. Bid Identification Label: Please see the Bid Identification Label on the last page of this RFP

## **SECTION II – INFORMATION SPECIFIC TO THE RFP – SALE OR LEASE OF THE TALL CHIEF FARM (FORMERLY THE TALL CHIEF GOLF COURSE)**

Property Location: 1313 W Snoqualmie River Road SE Fall City, WA 98024

King County is soliciting proposals from persons or organizations interested in leasing or purchasing a County-owned property in the Snoqualmie Valley, formerly known as the Tall Chief Golf Course.

The King County Department of Natural Resources and Parks purchased this property in 2013 to prevent the development of a housing subdivision and loss of prime agricultural acreage on the boundary of the Snoqualmie APD, and further to create an opportunity for use of the site resources to increase and support farming in the valley. King County considers that offering the property for sale in fee or for lease is the best way to meet the goals for the property put forth in this RFP.

The Property will be offered for lease or sale as is. Information provided is intended solely to facilitate the proposer's own due diligence, for which it shall be solely responsible. Information provided is from sources deemed to be reliable, but no representations or warranties, express or implied, will be made as to the accuracy or completeness of the information.

The recommendations from this process will be submitted to the King County Executive. The proposal endorsed by the Executive will be transmitted to the King County Council for approval.

### **A. RFP Goals**

- To return this former farm to an economically sustainable farming operation using sound agricultural soil and water conservation practices.
- To encourage the development of processing and distribution capabilities for farm products from the Snoqualmie Valley.
- To help farmers obtain high quality farmland as a means of furthering the citizen-supported goals of preserving farmland and maintaining viable agriculture in the County.
- To increase opportunities for new and beginning farmers.
- To strengthen the local food economy in the county through more food production and development of farm support businesses.
- To offer opportunities to increase consumer appreciation for local food and public support for local farming.
- To assist in the development of a stable agricultural economy in Snoqualmie Valley.
- To protect and restore the soil, water, and forest resources on the site through stewardship.

King County is seeking proposals that include a plan that will best use the assets of Tall Chief Farm to increase the amount of locally produced food and to support the growth of the local agriculture economy.

King County would like to receive proposals from persons or organizations that have experience farming and marketing their crops or other agricultural products successfully; developing processing or value added operations; integrating educational or vocational programs into farm operations; and from farmers who wish to buy or lease land. It is the County's expectation that the successful proposer(s) will actively farm the property and generate some or all of their income from their farming activities. Once a proposal is selected, the successful proposer(s) will be

required to develop a Forest Stewardship Plan and Farm Plan and implement Best Management Practices that conserve the property’s prime agricultural soils and protect water quality.

**B. Property description/background**

The following description and supporting documents are intended solely to facilitate the proposer’s own due diligence, for which it shall be solely responsible. Information provided is from sources deemed to be reliable, but no representations or warranties, express or implied, will be made as to the accuracy or completeness of the information. Additional information can be found at [www.kingcounty.gov/environment/waterandland/agriculture/tall-chief-farm-rfp.aspx](http://www.kingcounty.gov/environment/waterandland/agriculture/tall-chief-farm-rfp.aspx)

Proposers are advised to check this page periodically, as other documents may be added if available.

Property	Tax ID #	Size	Jurisdiction	Zoning	Owner
Tall Chief Golf Course	052407-9002, 052407-9025, 052407-9026	190 acres	King County	RA-10	King County

**Key property features** (areas are approximate)

Property assemblage	3 Parcels, totaling 190 acres
Existing buildings	House in poor condition – 1460 sq. ft. Multi-purpose barn in poor condition (former clubhouse) Storage building with earth floor – 2880 sq. ft. Former Pro Shop/Snack Bar building – 1950 sq. ft.
Area in floodplain	70 acres
Area outside floodplain	120 acres
Potentially farmable area	70 acres (45ac in floodplain, 25ac outside floodplain)
Forested area	90 acres
Wetlands and buffers	30 acres

It is the County's intention to re-zone the property from Rural Area (RA-10) to Agriculture (A-35) and include it the Snoqualmie Agriculture Production District.

The 70 acres in the floodplain includes wetlands and grassy areas bounded by rows of landscape poplars and firs. The 25 acres of cleared area outside of the floodplain is relatively level and suitable for farming and infrastructure development. The 90 acres of steep forested hillside is not suitable for farming or development, and should remain forested.

A site with usable farm buildings and farmable acreage outside of the floodplain, and thus not subject to flood risk or restrictive floodplain development constraints, is especially valuable in (or near) the Snoqualmie APD. About 95% of the APD is within the 100 year floodplain.

Water right claims 126873 and 125318 related to the property were filed with the Washington State Department of Ecology (Ecology). Any vested water right(s) represented by the claims were temporarily donated to the Washington State Trust Water Right Program and would need to be removed from the program before they could be exercised. King County will require that any water right(s) represented by these claims are fully exercised by the successful applicant for agriculture use or retained in trust with the Washington Water Trust, so that the rights are not subject to relinquishment. Information on historical water use associated with the parcel and Water right claims 126873 and 125318 can be found in the supporting documents and/or from Ecology.

Considerations/unknowns/risks:

- It will take effort and investment to get the farmland into production: removal of trees and stumps, grading, etc.
- Improving and re-purposing the buildings will be expensive, and some may need to be demolished.
- Proposals should limit proposed uses of the buildings to agricultural support uses (e.g. processing, storage, commercial kitchen) or other uses allowed by code.
- A Farm Plan and Forest Stewardship Plan will be required of the successful proposal, once it is selected. The due date for completion of the plans will be determined as part of the lease and/or sale agreement negotiations.
- Approximately four acres of the property is under a temporary farm lease, and thus will not be available until July 2015.

### **C. Condition of Site at Time of Conveyance**

The Property will be offered for lease or sale as *is*. Information provided will be intended solely to facilitate the prospective buyer or tenant's own due diligence for which it shall be solely responsible. Materials provided will be based on information and sources deemed to be reliable, but no representations or warranties, express or implied, will be made as to the accuracy or completeness.

### **D. Permits/ Regulatory Requirements**

Tenant or buyer shall be solely responsible, at its own cost and expense, for obtaining Federal, State, County, and any other permits or other approvals that may be required for tenant's or buyer's proposed use. The County shall reasonably cooperate with tenant or buyer to facilitate obtaining required permits and other approvals. Tenant or Buyer will be responsible to comply with all environmental and regulatory requirements relevant to their operations.

## **E. Proposal Requirements**

### **1. Common Requirements for Purchase or Lease**

The County will accept proposals to purchase the property and proposals to lease the property. Proposals should clearly indicate which path is proposed and how the proposal meets the goals of this RFP. The County will also accept proposals for purchase or lease of a portion of the property.

All Proposals must include the following information. Incomplete proposals that do not include all of the information requested may not be considered at the County's sole discretion.

#### **a. Name and Description of Proposing Entity**

Describe the structure of the entity that will be principally responsible for the proposal, background and the history of the proposing entity, and in particular, who is primarily responsible.

#### **b. Partnerships**

Describe what other entities will have a role in the proposal, their specific role, and provide background detail on each entity.

#### **c. Description of Agricultural Experience**

Provide a brief summary of the agricultural experience/activities of the proponent(s), which should include the following information:

- Experience farming and marketing agricultural products.
- Crops and/or animals that proposer has grown or raised – experience (time) raising these agricultural crops and/or animals.
- Proposer's experience marketing the crops/animals produced.
- Describe the proposer's technical background in agriculture (i.e. degree in agriculture or a related field, classes or workshops, etc.)
- List proposer's experience or certification in any agricultural best management practices or certification programs.

#### **d. Business Plan**

Provide a business plan that demonstrates how the proposal will be successful economically for the long term. This should include identification of start-up and ongoing operating costs, markets, expected revenues.

#### **e. Financing Plan**

Proposers will need to provide a financing plan indicating the total amount required for proposed improvements to the buildings and land on the parcel, and how those improvements/changes would be financed (e.g. cash, grants, loan, etc.). Proposers will be encouraged to provide as much detail as they reasonably can. The County may require, as a condition of sale, disclosure of financial records demonstrating the ability to execute the elements included in the proposal.

#### **f. Financial Capability**

Provide detailed documentation of the financial capability of the proposing entity; relevant operating business experience; and a list of key executives, their roles, and their relevant business experience.

## 2. Lease Proposals:

The County will consider lease proposals from individuals, single entities, or collaborative efforts among multiple entities, to lease and use the parcel. The County is interested in proposals that make full use of the entire parcel, bringing all of the arable land into production and making use of the existing buildings or proposed new infrastructure. All lease proposals must include a plan for the buildings and the land that includes the following specific elements:

### a. Land

Provide an overview of how you plan to use the agricultural lands and natural resources on the parcel, what changes of use you may undertake, and how those changes would be financed.

- Overall Land Use Plan. Provide a description of the proposed uses for different areas of the property, including areas to be farmed, plans to manage/use forest land, any changes to existing roads/paths, provisions to protect natural resource/critical areas (e.g. wetlands, slopes, etc.). Provide maps or drawings to help illustrate proposed land-use plans.
- Agricultural Production Timeline/Plan. Submit a timeline and plan for getting farmable land into agricultural production, including areas to be farmed, proposed crops, and projected water-use and source.
- Relationship between Agricultural Production and Building Plan. Provide an overview of any linkages between the proposed crops and use of the land and the changes to the buildings on-site (e.g. value-added processing, cold storage, farm-worker housing, etc.).
- Sub-Leases. Indicate any plans to sublease any portion of the parcel and identify the sub-lessor and the proposed use of the land subject to sublease.
- Stewardship plan. Indicate how you plan to restore or protect soil, water, wetland, and forest resources, any certification (e.g., organic, SalmonSafe) programs you intend to pursue, or other plans to ensure environmental sustainability. Note that minimum requirement will be a Farm Plan and Forest Stewardship Plan for the property.

### b. Buildings

Provide plan for use of the existing buildings on the parcel. Proposers should feel free to propose demolition of existing structures and construction of new ones to meet the objectives of their proposal. The County is interested in determining the potential for adaptive reuse of structures, but we are not requiring proponents to retain existing structures, nor are we evaluating those proposals that do retain structures more favorably. In responding to the proposal, proposers should address the following specific questions related to their plans for the buildings:

- Planned Use. Provide a clear plan for each of the four existing buildings, including what improvements will be made and the proposed use (e.g. processing, storage, community gathering, education, tourism, and/or demolition of structures).
- Cost Estimates. Provide cost estimates of any changes proposed to any of the building including any proposed demolition of structures.
- Timeline for Repairs. Submit a timeline for all repairs, modification, and demolitions to buildings.

- Subleases. Include any plans to sublease buildings to other parties, and identify the individual or organization that will sublease the building, and the proposed use for the structure.
- Residential Use. Identify any planned residential use of the buildings (e.g. caretaker structure, farm-worker housing, educational dormitories, etc.)
- New Structures. Identify any proposed new construction of buildings or other infrastructure.

### c. Proposed Lease Rates and Term

Provide proposed lease rental rate structure and term of lease proposed. This could be for the entire property or broken down according to different proposed uses (e.g. agricultural lands, buildings/facilities, etc.). If the proposal includes a provision to sub-lease land or facilities, provide the proposed sub-lease structure and rate.

King County code requires that all leases with terms greater than 5 years be approved by the King County Council. Most County leases are limited to no more than 10 years. Proposals for longer terms, or options that result in terms longer than 10 years, will be considered, although they will likely require additional conditions as set forth in King County Code Section 4.56.180.

## 3. Purchase Proposals

The County will entertain proposals to buy the parcel in fee, provided that the purchaser clearly articulates a plan for the parcel that is consistent with the goals outlined in the RFP, is willing to accept restrictive covenants on the use of the parcel in perpetuity, and can demonstrate sufficient financial resources and agricultural experience to undertake all of the activities and investments outlined in the proposal. Purchase proposals will be subject to the property sale requirements set forth in King County Code Chapter 4.56 as well as to an Agriculture Conservation Easement as described below:

### a. Agriculture Conservation Easement

Proponents interested in purchasing the parcel are advised that the property will be sold with an agriculture conservation easement preserving the parcel as farmland in perpetuity. Key restrictions in the typical easement are:

- **The use of the land is restricted to agricultural or open space uses.** Agricultural uses include growing, raising and producing horticultural and agricultural crops, all forms of animal husbandry, the processing and marketing of agricultural products and the lying fallow or disuse of the land. Open space uses include passive recreational uses that conserve and enhance natural, scenic or historic resources and do not permanently impair the land for agriculture. The covenants prohibit any activities that would make the property unsuitable for farming in the future.
- **The number of dwelling units (residences) will be limited on the property.** Depending on the proposal, we intend to limit the dwelling units to one, two, or three. We will also limit the size of the reserved dwelling unit living space to less than 2995 square feet. The appraised value of the property will vary depending on the number of reserved dwelling units.
- **No more than 5% of the property may be covered by buildings or non-tillable surfaces.** In addition to structures, non-tillable surfaces include gravel or asphalt driveways, parking areas or other surfaces that prevent the soil from being open and available for cultivation.

Sample easements are included in the supporting documents. The County is willing to consider modifications to our typical agriculture conservation easement to accommodate creative proposals, but sale of the land will be conditioned on acceptance of a mutually agreed upon easement that preserves the land. Proposers will need to indicate in their proposal any modifications they are proposing to the sample easement.

Purchase Proposals should include the following:

**b. Land**

Provide an overview of how you plan to use the agricultural lands and natural resources on the parcel, what changes of use you may undertake, and how those changes would be financed.

- Overall Land Use Plan. Provide a description of the proposed uses for different areas of the property, including areas to be farmed, plans to manage/use forest land, any changes to existing roads/paths, provisions to protect natural resource/critical areas (e.g. wetlands, slopes, etc.). Provide maps or drawings to help illustrate proposed land-use plans.
- Agricultural Production Timeline/Plan. Submit a timeline and plan for getting farmable land into agricultural production, including areas to be farmed, proposed crops, and projected water-use and source.
- Relationship between Agricultural Production and Building Plan. Provide an overview of any linkages between the proposed crops and use of the land and the changes to the buildings on-site (e.g. value-added processing, cold storage, farm-worker housing, etc.).
- Stewardship plan. Indicate how you plan to restore or protect soil, water, wetland, and forest resources, any certification (e.g., organic, SalmonSafe) programs you intend to pursue, or other plans to ensure environmental sustainability. Note that minimum requirement will be a Farm Plan and Forest Stewardship Plan for the property.

**c. Buildings**

Provide plan for use of the existing buildings on the parcel, and how building renovations would be financed. Proposers should feel free to propose demolition of existing structures and construction of new ones to meet the objectives of their proposal. The County is interested in determining the potential for adaptive reuse of structures, but we are not requiring proponents to retain existing structures, nor are we evaluating those proposals that do retain structures more favorably. In responding to the proposal, proposers should address the following specific questions related to their plans for the buildings.

- Planned Use. Provide a clear plan for each of the four existing buildings, including what improvements will be made and the proposed use (e.g. processing, storage, community gathering, education, tourism, and/or demolition of structures).
- Cost Estimates. Provide cost estimates of any changes proposed to any of the building including any proposed demolition of structures.
- Timeline for Repairs. Submit a timeline for all repairs, modification, and demolitions to buildings.
- Residential Units. It is the County's intention to limit reserved dwelling units to one, two, or three units, each limited to 2995 feet. Proposer will need to include in their proposal the number of reserved dwelling units to remain with the property. Note that the

easement and county code allows one accessory dwelling unit for each reserved dwelling unit. These need not be specified in the proposal.

- Farmworker Housing. Indicate any plan to site temporary farm-worker housing structures (e.g. trailers, buildings, etc.). Farmworker housing is not counted in the residential development rights, but must be occupied by farm workers or their families and meet other county and state laws.
- New Structures. Identify any proposed new construction of buildings or other infrastructure.

**d. Community Partnerships Proposed**

The County has a strong interest in supporting the agricultural sector of the Snoqualmie Valley and building capacity within the Valley to increase production, educate young farmers, and create opportunities for children and the public to learn about agriculture in King County. Purchase proposers should outline any partnerships with community groups, non-profit organizations, or agriculture business enterprises integral to their proposal.

**e. Proposed Purchase Price**

Provide your proposed purchase price for the entire parcel and attendant structures, and include any conditions of sale. In preparation for this RFP, the county had the property appraised by RE-SOLVE, based on the two Agricultural Conservation Easements provided in the supporting documents. The date of the appraisal is April 30, 2014. Note that appraised values change over time. The appraisers concluded the market value of the fee simple interest in the property as:

Agriculture Conservation Easement encumbered property with one development right:  
\$730,000

Agriculture Conservation Easement encumbered property with two development rights:  
\$880,000

This appraisal values are provided for information only. Any proposed changes to the Agricultural Conservation Easement may affect appraised value. Before a purchase transaction will be completed, the property will be re-appraised based on the specifics of the selected proposal and a final sale price negotiated.

**f. County Council Approval**

Proposers are advised that sales of property are subject to approval by the King County Council at its sole and absolute discretion., the County will enter into a purchase and sale agreement with the selected purchaser, defining the agreed-upon terms of sale.

**F. Proposed Evaluation and Selection Criteria**

The proposals will be reviewed by a committee made up of County staff and representatives of the community.

The county will use the following point structure to evaluate proposals. It is not required that proposals meet all elements, but proposers are urged to consider the evaluation criteria when developing the proposal and demonstrate how the proposal meets any of the criteria.

**1. Experience and Ability to Carry Out the Proposal – 30 points**

- Experience in successful farm production
- Experience in successful farm support businesses

- Experience restoring land and buildings
- Financial resources and capability
- Business plan
- Strong partnerships

**2. Land Use – Economically and Environmentally Sustainable Agricultural – 30 points**

- Full use of the farmable portions of the site in farm production for the long term.
- Production of local food.
- Use of the non-forested areas outside the flood plain for agriculture production and activities that are better located out of the floodplain.
- Demonstration of a commitment to sustainable and environmentally appropriate farming practices.
- Demonstration of commitment to stewardship of the non-agricultural parts of the property.

**3. Maximize the Use/Benefit of Upland Area and/or Existing Infrastructure – 20 points**

- Use of the non-forested upland areas for critical infrastructure such as workforce housing, storage, or processing, particularly if the proposed use has a broader community benefit in the Snoqualmie Valley or beyond.
- Use of existing buildings for the benefit of agriculture, with additional credit if it provides a broader community benefit in the Snoqualmie Valley or beyond.
- Construction of new infrastructure that benefits on-site agricultural practices, with additional credit if it provides a broader community benefit in the Snoqualmie Valley or beyond (e.g. develop cold storage, processing, or aggregation facility, community meeting or education space).

**4. Farmer / Farm Business Vocational Opportunities – 10 points**

- Making affordable farmland available to small scale and low income farmers or other farmers who otherwise would not have land.
- Entry-level farmer access
- Support services for new farm businesses
- Helping beginning farmers obtain the technical and marketing skills necessary to produce and sell their agricultural products successfully.

**5. Educational Opportunities – 10 points**

- Education to the general public on the benefits of farming.
- Community access to resources on sight
- Community-building opportunities

**6. Financial Benefit to King County – 5 points**

- Analysis of the proposal for best financial return to the County, all other objectives and goals considered.

## SECTION III – SUPPORTING MATERIALS

The following materials are available at this website:

[www.kingcounty.gov/environment/waterandland/agriculture/tall-chief-farm-rfp.aspx](http://www.kingcounty.gov/environment/waterandland/agriculture/tall-chief-farm-rfp.aspx)

Supporting materials:

[Title report](#) (573 Kb)  
[Cover letter from appraisal](#) (39 Kb)  
[Area map from appraisal](#) (60 Kb)  
[Site description from appraisal](#) (427 Kb)  
[Areas of site leased through June 2015](#) (245 Kb)  
[Site photos from appraisal](#) (2.3 Mb)  
[Assessor's map - NE Quarter section 05, township 24. range 07](#) (121 Kb)  
[Tall Chief Aerial photo and topography](#) (7 Mb)  
[Tall Chief Golf Course topographic map, 1 inch=50 feet](#) (861 Kb)  
[Tall Chief Golf Course topographic map, 1 inch=200 feet](#) (421 Kb)  
[Sample Agricultural Conservation Easement - 1 du/ac](#) (138 Kb)  
[Sample Agricultural Conservation Easement - 2 du/ac](#) (138 Kb)  
[Wetland Compliance Fact Sheet](#) (374 Kb)  
[Comments/Questions Received on Tall Chief Conceptual Draft June/July 2014](#)

### Water information

- [2011 Letter from Washington Dept. of Ecology - vested water right claim, summary](#) (2.6 Mb)
- [Well reports](#) (1.44 Mb)
- [Temporary Trust Water Donation Rights 1](#) (1 Mb)
- [Temporary Trust Water Donation Rights 2](#) (1 Mb)

### Plat documents

Selected files from the permit process for the Tall Chief Residential Plat Project, which the former owners discontinued pursuing when they sold the property to King County. Other files from the permit process can be viewed at the King County Department of Permitting and Environmental Review office. If interested, contact Erika Sullivan, at [erika.sullivan@kingcounty.gov](mailto:erika.sullivan@kingcounty.gov)

- [Downstream analysis for Tall Chief Country Club, 2007](#) (9.46 Mb)
- [Amended and Restated Easement Agreement](#) (2 Mb)
- [2011-2012 Public Hearing Minutes](#) (1.1 Mb)
- [Preliminary Technical Information Report Alternate B - Detention Concept](#) (14.2 Mb)
- [Technical Information Report Alternate A - Direct Discharge Concept](#) (2.8 Mb)
- [Point of Compliance Analysis and Diversion Area Water Balance Analysis](#) (18.8 Mb)
- [Report of Geotechnical Investigation](#) (865 Kb)
- [Wetland and Wildlife Study](#) (1.3 Mb)

#### **SECTION IV – SUBMITTAL CHECKLIST**

1. One (1) signed copy of entire RFP package (pages 1-17)
2. One (1) signed copy of any Addendum that was issued. (If it has signature box at bottom of first page, it must be returned.)
3. One (1) unbound copy of submittal response marked “Original.”
4. Two (2) copies of submittal response.
5. Two (2) CD-ROM, with either one (1) pdf version of the submittal or one (1) Microsoft Word version of the submittals or both. If you have samples or attachments to your submittal, please include them on CD-ROM / flashdrives also. (Please label your CD / flashdrives with company’s name)
6. Complete the Bid Identification Label below (or reasonable facsimile) and attach it to a prominent place on the exterior of the submission envelope, box, etc.

For Reference Only

**URGENT – SEALED BID ENCLOSED**  
**Do Not Delay – Deliver Immediately**

**King County**

**King County**  
**Procurement and Contract Services Section**  
Chinook Building, 3<sup>rd</sup> FL  
CNK-ES-0340  
401 Fifth Avenue, Seattle, WA 98104

**URGENT**

**URGENT**

**Bid No.: 1177-14-VLN**  
**Bid Title: Sale or Lease of Tall Chief Farm**  
**Due Date:**  
**Vendor:**

Note: do not use this form as a mailing label

For Reference Only