Department of Environmental Management
Agricultural Land Leases
RFP # 7611830
Bids Due:
Wednesday, February 24, 2021 at 10:00 a.m.
at Department of Administration,
Division of Purchases One Capitol Hill, Providence, RI 02908

The Department of Administration/Division of Central Services, on behalf of the Department of Environmental Management, Division of Fish and Wildlife, is soliciting lease proposals for farming on the following property(ies):

- South Shore Management Area - Field 3 (Ford Tract), South Kingstown, RI, 23 acres
- Sapowet Management Area - Babbitt Parcel, Tiverton, RI, 23 acres
- Nicholas Farm – Place Unit, Coventry RI, 23 acres

The parcel(s) will be leased for the purpose of raising and harvesting agricultural products and may not be used for any other purpose, subject to the terms and conditions specified by the RIDEM - Division of Fish and Wildlife.

Proposals will be received by the **State of Rhode Island, Department of Administration, Division of Purchases, One Capitol Hill, Providence, RI 02908 until Wednesday, February 24, 2021 at 10:00 a.m.** at which time they will be publicly acknowledged only. Proposals should clearly reference the RFP# 7611830.

Questions concerning this solicitation may be emailed to Thomas.Bovis@Purchasing.ri.gov no later than **4:00 p.m. on February 16, 2021.** The State of Rhode Island reserves the right to waive any informality and to reject any or all proposals. Proposal surety is not required.

The detailed RFP follows.

REQUEST FOR PROPOSALS
AGRICULTURAL LAND LEASES
RFP # 7611830

BACKGROUND

The Rhode Island Department of Environmental Management (DEM) owns numerous parcels that were acquired for the benefit of wildlife conservation and public recreation. The DEM Division of Fish & Wildlife (DFW) is tasked with sustaining viable populations of fish and wildlife and providing hunting opportunity at properties acquired for such purpose. The DFW uses agricultural lease agreements as a management tool to provide wildlife habitat and to create hunting opportunity.

DEM is soliciting proposals from qualified persons and entities (offeror's) to raise and harvest agricultural products on the following parcels/property to help preserve the recreational and wildlife benefits of the property. Map(s) appear in Appendix A:

- South Shore Management Area - Field 3 (Ford Tract), South Kingstown, RI, 23 acres
- Sapowet Management Area - Babbitt Parcel, Tiverton, RI, 23 acres
- Nicholas Farm – Place Unit, Coventry RI, 23 acres

In general, the successful offeror pays a per acre fee to the Department each year to plant and harvest annual crops between March 1 and September 25 or October 1 of each year, for a five-year term. The successful offeror is required to plant and/or leave standing a small portion of crops for wildlife habitat. The successful offeror is also required to plant a cover crop of winter rye, immediately following harvest of the principal crop. After the lease period of each year, the property reverts back to the Department for use by the general public for recreation purposes.

GENERAL TERMS AND CONDITIONS

The parcels will be leased for the purpose of raising and harvesting agricultural products only and may not be used for any other purpose, subject to the terms and conditions specified by the DEM Division of Fish and Wildlife below. The successful offeror will be required to enter into a standard written lease agreement with the State as required by and subject to approval of the State Properties Committee. An example of the lease agreement appears in Appendix B.

The general conditions for the properties are as follows:

<u>South Shore Management Area - Field 3 (Ford Tract), South Kingstown, RI, 23 acres</u>

Annual Start-End Date: March 1 to September 25

1. No turf grass shall be permitted to be grown on the premises
2. A total of twenty-three (23) (+/-) tillable acres are to be planted, as follows: The premises shall be managed to grow annual row crops consisting of corn, potatoes or other vegetables or managed as hayfield. If the field is leased by a non-corn producer, the lessee shall plant a 200-foot wide corn strip running in an east west direction. The

farmer may harvest all of the corn so planted except that at least 30 feet of standing corn shall be left around the entire perimeter of the field pit blind.

3. The Lessee shall plant a 20-foot buffer on the northern and eastern sides of the Premises with buckwheat at the rate of 60lbs per acre (1/2 the buffer) and sunflower at the rate of 50 lbs. per acre (½ the buffer). These plantings will be left standing, not harvested, for wildlife use.
4. The lessee shall plant a cover crop of winter rye at the rate of 100 pounds per acre immediately following the harvest of the principal crop but not later than September 25 of each year unless managed as hayfield.
5. The Lessee shall comply with all regulations of the Rhode Island Pesticide Control Act of 1976.
6. Recognizing that extenuating circumstances, such as weather and other factors, may affect the harvest and planting of crops and cover, the Department may extend the annual lease term provided the Lessee has requested such an extension in writing and obtained written approval from the Department for each year of the lease period.
7. The lessee shall conduct operations in accordance with all applicable agricultural best management practices as determined by the Division of Agriculture, RIDEM and/or USDA.
8. Failure to comply with any terms or conditions of the lease will result in termination.

<u>Sapowet Management Area - Babbitt Parcel, Tiverton, RI, 23 acres</u>

Annual Start-End Date: March 1 to September 25

1. No turf grass shall be permitted to be grown on the premises.
2. Lessee shall apply lime and fertilizer in accordance with best management practices.
3. A total of twenty-three (23) (+/-) tillable acres shall be managed to grow annual row crops consisting of corn, potatoes or other vegetables.
4. The southwestern most parcel containing +/- 1.6 acres shall be planted to buckwheat the rate of 60lbs per acre (1/2 the total acreage) and sunflower at the rate of 50 lbs. per acre (½ the total acreage). In addition, The Lessee shall plant a 20-foot buffer along the northern and western sides of the Premises with buckwheat at the rate of 60lbs per acre (1/2 the buffer) and sunflower at the rate of 50 lbs. per acre (½ the buffer). These plantings will be left standing, not harvested, for wildlife use.
5. The lessee shall plant an annual cover crop of winter rye at the rate of 100 pounds per acre immediately following the harvest of the principal crop but not later than September 25 of each year.
6. The Lessee shall comply with all regulations of the Rhode Island Pesticide Control Act of 1976.
7. Recognizing that extenuating circumstances, such as weather and other factors, may affect the harvest and planting of crops and cover, the Department may extend the annual lease term provided the Lessee has requested such an extension in writing and obtained written approval from the Department for each year of the lease period.
8. The lessee shall conduct operations in accordance with all applicable agricultural best management practices as determined by the Division of Agriculture, RIDEM and/or USDA.
9. Failure to comply with any terms or conditions of the lease will result in termination.

Nicholas Farm – Place Unit, Coventry RI, 23 acres

Annual Start-End Date: March 1 to October 1

1. No turf grass shall be permitted to be grown on the premises.
2. Lessee shall apply lime and fertilizer in accordance with best management practices.
3. A total of twenty-three (23) (+/-) tillable acres are to be planted, as follows: The premises are currently in hayfield and shall be managed for hay production (alfalfa or grass hay). The lessee shall be allowed to manage the property only for the growing and cutting of hay.
4. The Lessee shall comply with all regulations of the Rhode Island Pesticide Control Act of 1976.
5. Recognizing that extenuating circumstances, such as weather and other factors, may affect the harvest and planting of crops and cover, the Department may extend the annual lease term provided the Lessee has requested such an extension in writing and obtained written approval from the Department for each year of the lease period.
6. The lessee shall conduct operations in accordance with all applicable agricultural best management practices as determined by the Division of Agriculture, RIDEM and/or USDA.
7. Failure to comply with any terms or conditions of the lease will result in termination.

RESPONSE CONTENTS

For each parcel of interest, the offeror must submit a **PROPOSAL OFFER FORM** which appears in Appendix C. The successful OFFERER shall be solely responsible for meeting all terms and conditions specified in the Request for Proposal, and any resulting lease agreement. The OFFERER recommended for this award will be notified by the Department of Administration.

EVALUATION CRITERIA

Proposals will be evaluated by DEM Lease Management Committee staff, subject to review and approval of the Director of DEM and the State Properties Committee, to be evaluated on the following criteria:

- Price Per Acre - Points will be calculated as the proposals cost per acre divided by the highest responsive cost per acre x 65 points. (65 Points)
- Experience – the Proposer demonstrates that the firm or individual is capable of managing the property in accordance with the terms of the RFP and lease agreement. (35 Points)
- Experience with the Parcel – the Proposer has leased the specific parcel in the past and has been compliant with the terms and conditions of the lease agreement (10 points)

Appendix A –PROPERTY MAPS

Sapowet Marsh Wildlife Management Area
RIDEM - Division of Fish & Wildlife
Babbit Unit - Tiverton, RI; 23 acres +/-
Agricultural Lease Opportunity 2021-2025
N
Wildlife Food Plot, Buckwheat/Sunflower
Tillable Area
0
0.1
0.2
0.4
Miles

Nicholas Farm Wildlife Management Area
RIDEM - Division of Fish & Wildlife
Place Unit - Coventry, RI; 23 acres +/-
Agricultural Lease Opportunity 2021-2025
N
Field 1
Field 2
Field 3
Field 4
Field 5
DFW Managed
Leased Fields - Hay
0
0.125
0.25
0.5
Miles