

To: Interested Real Estate Consultants
Re: Request for Proposals for Wahoo Creek Watershed Flood Reduction Project
Real Estate Services

Proposals Must Be Received by: Noon on February 7th, 2023

The Lower Platte North Natural Resources District (District) is requesting proposals for real estate services necessary to complete the Wahoo Creek Watershed Project which includes easements for ten flood reduction structures and mitigation areas. A map of the ten structures is available electronically on the District's website listed below.

Project Background

The Wahoo Creek Watershed has received funding assistance through four sources; USDA-NRCS has provided funding through the Regional Conservation Partnership Program (RCPP) and the Watershed and Flood Prevention Operations (WFPO) programs. Funding was also received through the Nebraska Natural Resources Commission's Water Sustainability Fund (WSF). Additionally, funding was received through the from the State of Nebraska through LB1023 Jobs and Economic Development Initiative (JEDI) funding.

The ten flood control structures will be built in two phases, with Sites 26a, 26b, and 27 beginning construction in late 2023 and the remaining seven sites (Sites 55, 66, 77, 82, 84, 85, &86) will begin construction in spring of 2024. For the seven sites, construction will likely include 2 to 3 dams starting in 2024, 2 to 3 dams in 2025, and 2 remaining dams 2026. Based upon current design schedules, 90% design and land rights maps would be available in the first quarter of 2023 for Sites 26a, 26b, and 27 and land rights maps would be available for the remaining sites in last quarter of 2023. Surveys of the proposed acquisition areas will be provided by the District. Easements will be required for wetland and stream mitigation required for the projects. Typically, the mitigation easements will include all mitigated wetlands and stream channels and a 50-to-100-foot buffer surrounding the mitigation area. Wetland mitigation easements will most likely be located around the permanent pool of all or most sites. Stream mitigation easements may be located upstream or downstream of the sites within the study areas shown in the attached figures. Please be aware that stream, and potentially wetland, mitigation may still occur outside of these areas as more outreach is completed to identify the most suitable sites to accomplish the goals of the wetland and stream mitigation. The District has begun having conversations with affected land owners but the final negotiations would be completed by the selected consultant.

An overall plan view of all ten structures and a plan view of each site has been provided. This information is available electronically on the District's website. If additional information is desired, it can be requested from the District.

All proposals must follow the format outlined in this request for proposals (RFP). Failure to do so may result in disqualification of the consultant's proposal. For the purpose of this RFP, a page shall mean one printed side of a sheet of paper. The RFP may include a front and back cover page (no plastic covers please). Do not include any divider pages. Proposals may be printed single sided (one page per sheet of paper) or double sided (two pages per sheet of paper).

If interested, the following information should be submitted with the proposal:

- 1) A letter of interest not to exceed two (2) 8 ½ x 11 pages. Include the firm name, address, telephone number and email address, the year the firm was established, any previous names for the firm and a list of the types of services for which the firm is qualified.
- 2) The body of the proposal not to exceed ten (10) 8 ½ x 11 pages and three (3) 11 x 17 pages. General overview of firms understanding of the project(s) and approach to the project(s).
- 3) A description of the project organization not to exceed two (2) 8 ½ x 11 pages. Including the names of the principals of the firm, the names of the personnel expected to be utilized including any sub-consultant personnel and the specific project contact person.
- 4) A list of not more than four (4) similar projects completed by the firm within the last 5 years. Please list key personnel involved in each project. Each project description shall be limited to one (1) 8 ½ x 11 page (maximum of 4 pages).
- 5) Resumes for up to ten (10) key personnel. Resumes shall include their workplace location, a description of their relevant experience, length of time with the firm, applicable licensures and registrations, and their proposed role in the project. Resumes shall be limited to one (1) 8 ½ x 11 page per resume (maximum of 10 pages).
- 6) Proposed schedule of completion not to exceed one (1) 11 x 17 page.
- 7) Proof of professional liability insurance in the amount of \$1,000,000 not to exceed one 8 ½ x 11 page.

Selection factors for the project will include the following:

- 1) Project understanding and approach.
- 2) The project organization, adequacy of available staff, location of personnel relative to the project Location.
- 3) Ability to meet schedule of completion.
- 4) Similar projects completed by the firm.
- 5) Qualifications of the professional personnel and staff members

Project Fee:

Estimated Land Acquisition consulting fees should be submitted for the ten flood control sites and mitigation areas.

General guidelines and services for the Land Acquisition phase of the project:

- Land Ownership Research including vesting deeds
- Easement Agreements:
 - Including both Land and Compensation Agreement and then separate Easement Deed
- Appraisals:
 - Short Form and Long Form Appraisals will be used
 - Appraisal waiver may be utilized
- Tracking system: Excel
- Assume all land rights needed for flood control structures and mitigation will be obtained through easements. If purchase of land is needed for mitigation areas, that would be outside the scope of this project and fee for those services would be negotiated with the District.
- Assume condemnation will not be needed for any of the negotiations. If condemnation is required, that would be outside the scope of this project and fee for those services would be negotiated with the District.
- Deliverable: Full recorded documents and call logs

This RFP for consulting services is a qualifications-based selection process, however an estimate of probable costs for services are requested with the proposal as outlined above. The final price for consulting services will be negotiated with the selected firm during the scoping process. All consultant firms, submitting proposals, must be available to initiate work upon notice to proceed.

Final selection of the firm to perform such services may require an interview that will be scheduled after receipts of the project proposals. If selected for an interview, firm must be available February 8, 9, or 10 to present to the District's selection committee. The District intends to negotiate a contract with the recommended firm and approve a contract at the February 13th, 2023 Board meeting.

One hard copy and an electronic copy of your qualifications/proposals must be provided to: Lower Platte North NRD, Box 126, 511 Commercial Park Road, Wahoo, NE 68066, no later than 12:00 noon on Tuesday February 7th.

Questions regarding the RFQ/RFP and hiring process can be addressed to Ryan Chapman, LPNNRD (phone: 402-443-4675; e-mail address: rchapman@lpnnrd.org).

Your interest in submitting a project proposal is appreciated.

Six attachments available on the District's website lpnnrd.org:

1. Overall Wahoo Creek Site Map
2. Individual Site Maps *Shows each structure individually with pool areas identified*
3. Wahoo Creek Mitigation Project Areas *Shows location of each structure with general mitigation project areas identified*
4. Wahoo Creek Watershed Plan *Environmental Assessment*
5. Wahoo Creek NeDNR JEDI Agreement
6. Upper Wahoo Creek Authorization *NRCS Funding Letter*