



Shoalwater Bay Indian Tribe

Request for Proposal

For

Land Appraisal Services

For

The Land Management Department

Date of Issuance: March 14, 2023

RFP #: LM-2023-1

Request for Proposal (RFP)

Land Appraisal Services

Requested by the Shoalwater Bay Indian Tribe

We are seeking the services from a qualified and licensed appraiser to perform land appraisals of five (5) parcels of land located in Pacific County, Washington.

Proposals that reflect experience working with Native American tribes with proven abilities in the areas of appraisal services will be the most competitive.

The successful proposer will demonstrate, on the part of the lead planner, knowledge and experience in tribal/local/regional/ and state levels of appraising.

The Shoalwater Bay Indian Tribe reserves the right to waive any informality in the proposal process and will award the contract(s) based upon the qualifications and experience of an Appraisal firm that best meets the type of work necessary and that are deemed to be in the best interest of the tribe.

Schedule of Selection

RFP Released	March 14, 2023
Deadline to Submit Questions (in writing)	March 28, 2023
Responses to Questions (in writing)	On or before March 28, 2023
Proposals Due	April 11, 2023 by 4:00 pm Pacific Time
Review Proposal Submissions	April 12, 2023
Notice of Selection	April 19, 2023
Anticipated Contract Start Date	To Be Determined
Project Completion Date	July 17, 2023

***Dates are subject to change at any time by the Tribe.**

Instructions for Submitting Proposals

Proposal Due Date: April 11, 2023 by 4:00 p.m. Pacific Time

1. Submissions of proposals must be mailed to the following address:

Procurement
Shoalwater Bay Indian Tribe
P.O. Box 130
Tokeland, WA 98590

2. Proposals may be hand delivered to the following address:

Procurement
Shoalwater Bay Indian Tribe
2373 Tokeland Rd.
Tokeland, WA 98590

Proposals shall be clearly marked stating- “SBIT Land Appraisal Proposal – Do Not Open”

3. For any questions on the bid and requirements, please contact solicitations@shoalwaterbay-nsn.gov by email only. All questions will be placed on and answered on the Tribe’s website. Questions will be accepted until 03/28.

Closing/Opening Date and Time and Method of Solicitation:

1. Proposals will be accepted by email up to 4:00 pm Pacific time on April 11, 2023, late submissions will not be considered. All timely responses to this RFP will be considered. The Shoalwater Bay Indian Tribe reserves the right to reject any and all proposals including those proposals received after the closing date and time.
2. This RFP has been published through the Shoalwater Bay Indian Tribe website as well as local and national media.
3. Proposal review will take place on April 12, 2023 at 11 am Pacific Time in the Shoalwater Bay Indian Tribe meeting room. There will be no public opening of the proposals for the SBIT Land Appraisal project. Results will be posted on the Tribe’s website after evaluation at [Shoalwater Bay Tribe \(shoalwaterbay-nsn.gov\)](http://Shoalwater Bay Tribe (shoalwaterbay-nsn.gov)).

Disputes: Protest must be in writing, within 14 days after the Request for Proposal has been awarded and the submitters notified, the protest must be on valid grounds, and the Tribal Administrator or an assignee will review the protest and make a determination, which will be final and cannot be appealed. To start the deadline for the protest claims, all submitters will be informed by certified mail their bid was not accepted.

Description of the Shoalwater Bay Indian Tribe

The Shoalwater Bay Indian Tribe, a federally recognized Indian Tribe, is located on .5 square mile of reservation land in Tokeland, Washington. The Tribe owns 5,071 acres of off reservation lands mainly adjacent to the reservation but some in the outer Tokeland peninsula area and other across the Pacific County bay areas. SBIT infrastructure includes residential housing, Casino, Tribal businesses, Community Center, Tribal Police/Emergency Management, Education Center, and Wellness Center, and is located at sea level on the Pacific Coast. The Tribal membership consists of 473 members and 109 Tribal community members who currently reside on the reservation.

Proposal Requirements

Proposal must contain the following components. Additional information that may prove beneficial to the Tribe during the rating and awarding process is welcomed. Proposers are asked to refrain from submitting proposals that will not easily duplicated such as those with spiral binding, photos and fold-out or other larger than letter-size paper. Proposals in excess of 20 pages will not be reviewed excluding resumes and certifications.

1. Contact name, address, and telephone number, fax number and email address.
2. General overview of consulting firm's company profile and qualifications.
3. Detailed description of skills, experience and ability to meet project requirements including identification and designation of roles/responsibilities of key project staff.
3. Client references including project type, dates, contact info and description. (Provide references of similar related projects or services performed)
4. Detailed description of approach to project including all the requirements listed below.
5. Detailed project timeline and deliverables.
6. Statement addressing minority, women, and/or Native American business ownership (if applicable)
(Extra points are awarded for ownership by a minority, women, or Native American)
7. Must meet the requirements detailed above. Proposals should clearly demonstrate how the proposer meets or exceed these requirements.
8. Please provide the technical approach that you will follow to perform the services requested within the Statement of Work on behalf of the Shoalwater Bay Indian Tribe.

Required Credentials and Qualifications

Qualified candidates will possess the following education, background, and experience:

- Required: The appraiser must hold a current Washington state appraisers license.
- Experience with timber and land appraisals.
- Preferred: Be registered on Sam.gov website

Qualified candidates must provide the following:

- Resume or qualification papers showing relevant work performed;
- At least three references for relevant work performed;
- UEI number, EIN, SSN, or CCR number; and
- Acknowledgment of willingness to submit to a background investigation if selected.

Qualified candidates must meet the requirements as eligible to do business with the Federal Government as stated in Subpart 9.4—Debarment, Suspension, and Ineligibility
<https://www.acquisition.gov/far/html/Subpart%209.4.html>

Scope of Work

We are seeking the services from qualified and licensed appraiser to perform land appraisals of five (5) parcels of land located in Pacific County, Washington.

The contractor will provide but is not be limited to the following services:

- Provide appraisals for the following parcel numbers located in Pacific County, Washington:
 - 15112700000
 - 15112818000
 - 15112819000
 - 15112944000
 - 15112911005

Evaluation Factors and Scoring

Indian preference points: 10 points are added to the possible 100 points possible.

DBE's, WBE's and MBE's points: 5 points are added to the possible 100 points possible.

1. Selection Procedures: The Shoalwater Bay Indian Tribe is utilizing a formal advertising of Request for Proposals to award to the most highly rated proposal subject to negotiation of fair and equitable compensation. All timely responses to this RFP will be considered. The Shoalwater Bay Indian Tribe reserve the right to reject any and all proposals.

2. Method of Review: The Shoalwater Bay Indian Tribe and their authorized representatives will review all proposals received and may contact the party to request further information. The Shoalwater Bay Indian Tribe may accept any given proposal as submitted or may negotiate with the party to establish terms most advantageous to the Tribes. The decision of the Shoalwater Bay Indian Tribe shall be final and not subject to appeal.

3. Method of Scoring: All proposals received on time will be evaluated and scored in the following categories.

a. (0-60 points) Scope of Work, Credentials and Qualifications. The proposal must fully demonstrate satisfaction of required credentials and qualifications and the ability to carry out each requirement listed in the scope of work. Services proposed beyond the minimum scope of work will gain score points. Partial points may be awarded for those proposals that do not fully meet the required credentials and qualifications or scope of work standards.

b. (0-25 points) Cost: The award amount is stated, cost considerations will take into account the proposed services beyond the minimum stated in this RFP.

c. (0-15 points) References: A record of integrity, judgment, performance and timeliness in the execution of previous jobs will garner higher points.

d. In the case of duplicate proposals the earliest postmarked envelope will be considered unless otherwise advised in writing by the applicant that the later proposal is the appropriate one to review.

100 TOTAL POINTS POSSIBLE (*not including possible Indian preference points or DBE's, WBE's and MBE's points)

For those seeking extra points under Indian preference:

Shoalwater Bay Indian Tribe's Qualified Tribal and/or MBE, WBE, DBE Preference

The entity or individual qualifies for Tribal and/or MBE, WBE, DBE preference if the following conditions are met:

If Native owned:

- The company must be at least fifty-one (51) percent Native owned;
- Native ownership is only established by a Member(s) of a US Federally recognized Native American Tribe, nation or band, which includes Members of Federally recognized Alaskan Native villages, communities, and corporations;
- The qualifying Member(s) must be an active participant(s) in the company (not just a figure head(s));
- The company must have appropriate business license(s) and company and/or staff must have appropriate certifications for specific field(s); and
- The company must have the requisite experience and staff expertise to complete the contract.

If MBE/WBE/DBE owned:

- Minority group members are United States citizens who are Asian-Indian, Asian-Pacific, Black, Hispanic and Native American. Ownership by minority individuals means the business is at least 51% owned by such individuals or, in the case of a publicly owned business, at least 51% of the stock is owned by one or more such individuals (i.e. the management and daily operations are controlled by those minority group members.)
- A Woman-Owned Business Enterprise (WBE) is defined as one that is at least 51% owned, operated and controlled on a daily basis by one or more female American citizens.
- DBEs are for-profit small business concerns where socially and economically disadvantaged individuals own at least a 51% interest and also control management and daily business operations.

Applicants seeking Tribal/and or MBE, WBE, DBE preference shall submit the following applicable documents during the procurement/bidding process:

- Documentation of membership by a US Federally recognized Native American Tribe,
- Nation or band, including member of federally recognized Alaskan Native villages, communities, and corporations and proof of at least 51 percent Native ownership
- Business license certifications, business structure documents (sole proprietor, partnership, incorporations, LLC), insurance and bonding capabilities.
- Tribe shall require all other necessary licensing documentation specific for the service provided

- (Industry Standard) Portfolios that include proof of the experiences and staff expertise in the specific field listed, resume of jobs completed, and references.
- Business plan that includes proof of the experience and staff expertise in the specific field, projected financials and references.
- Any other documentation or pertinent information required by the Tribe. The Tribe shall have sole discretion in determining other requirements under this policy.
- For compliance and enforcement purposes each entity seeking Tribal preference is required to maintain a separate UBI and Federal EIN number.
- Documentation certifying MBE, WBE, and/or DBE status.

Provisions

1. The selected consultant will be required to submit to and satisfactorily pass a background investigation.
2. The selected consultant will be required to provide general liability insurance.
4. If required, all parties must submit with their proposals a statement detailing their employment and training opportunities and their plan for providing preference to Indians. All contractors must observe the Shoalwater Bay Indian Tribe's preference policy.
5. The Shoalwater Bay Indian Tribe shall conduct all procurement transactions in a manner that provides fair, full and open competition.
6. The Shoalwater Bay Indian Tribe shall provide fair and equitable treatment for all persons or firms who are in the business of supplying goods and services.
7. The Shoalwater Bay Indian Tribe wish to assure that supplies, services, and construction are procured efficiently, effectively, and at the most favorable prices available.
8. The Shoalwater Bay Indian Tribe shall take reasonable affirmative steps to assure that DBE's, WBE's and MBE's are used when possible but without infringing on Indian preference where Indian preference is applicable.
9. The Shoalwater Bay Indian Tribe shall not use federal grantor funds to do business with any entity who is disbarred in accordance with the Federal Government Disbarment list.
10. Request for Proposals may be terminated by The Shoalwater Bay Indian Tribe at any time for cause.
11. Each party submitting a proposal is certifying that he/she has not colluded with any other person, firm or corporation in regard to securing the services being solicited.
12. No employee, Officer, or agent of the Shoalwater Bay Indian Tribe may solicit or accept gratuities, favors, or anything of monetary value from contractors, potential contractors, or parties to subcontractors.
13. Negotiation: Provisions not addressed by this solicitation will be negotiated with the professional once a selection has been made.
14. Agreement: The selected professional will enter into an enforceable agreement that fully conforms to the contracting provisions pursuant to OMB 2 CFR 200. Copies of these requirements are online at <https://www.gpo.gov/fdsys/granule/CFR-2014-title2-vol1/CFR-2014-title2-vol1-sec200-320>



SHOALWATER BAY INDIAN TRIBE

P.O. Box 130 • Tokeland, Washington 98590
Telephone (360) 267-6766 • FAX (360) 267-6778

ADDENDUM TO RFP DOCUMENTS

REQUEST FOR PROPOSAL: Land Appraisal Services

ADDENDUM NO.: 1

DATE: March 16, 2023

To All Potential Bidders:

This addendum is issued to modify the previously issued bid documents, and hereby made a part of the bid documents. Please attach this addendum to the documents in your possession.

1. The following correction has been added to the first paragraph of page 1 of the RFP document:

We are seeking the services from a qualified and licensed appraiser to perform land appraisals of six (6) parcels of land located in Pacific County, Washington.

2. The following correction and addition of one (1) parcel number (15111600000) has been added to the Scope of Work on page 5 of the RFP document:

We are seeking the services from qualified and licensed appraiser to perform land appraisals of six (6) parcels of land located in Pacific County, Washington.

The contractor will provide but is not be limited to the following services:

- Provide appraisals for the following parcel numbers located in Pacific County, Washington:
 - 15112700000
 - 15112818000
 - 15112819000
 - 15112944000
 - 15112911005
 - 15111600000

Per Addendum No. 1 the Request for Proposal For Land Appraisal Services has been revised to include the above changes as of March 16, 2023.

#END#