REQUEST FOR PROPOSALS
For
Farming at the Water Reclamation Remediation Site

Request For Proposals are due to the Rapid City Finance Office, 300 6th Street, Rapid City, SD 57701 no later than 2:00 P.M. on May 31, 2022
Proposals should be placed in a sealed envelope marked “RFP Farming” on the outside.

The City of Rapid City is requesting proposals for the following:

The City is the owner of certain real property specifically described as follows:

City of Rapid City property, Legal Description E1/2 of the NE ¼ of Section 25, Township (1) North, Range Eight (8) East of the Black Hills Meridian, Pennington County, SD, containing approximately 80 acres.

City of Rapid City property, Legal Description Lots One R (1R) of the Wastewater Plant Tract, located in Section (30) and Section Nineteen (19), Township One (1) North, Range Nine (9) East of the Black Hills Meridian, Pennington County, South Dakota, containing approximately 86.7 acres.

City of Rapid City property, Legal Description Lot 2 of Tract C of Section Thirty (30) Township One (1), North, Range Nine (9) East of the Black Hills Meridian, Pennington County, South Dakota, containing approximately 118.71 acres.

City of Rapid City property, Legal Description Southeast Quarter of the Northwest Quarter of the Southeast Quarter (SW1/4NW1/4SE1/4), the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4); the Southwest Quarter of the Northwest Quarter of the Southeast Quarter (SW1/4NW1/4SE1/4), less the North Two-hundred Ten Feet (210’) and less the West One-hundred Feet (100’), all in Section Twenty-four (24) Township One North (T1N), Range Eight East of the Black Hills Meridian (R8E BHM), Pennington County, South Dakota, containing approximately 54.87 acres.

(See Exhibit A, location map; Outlined Areas)

The City of Rapid City is requesting proposals for farming rights to the Water Reclamation remediation site consisting of harvesting of wheat grass for the fields located on the above-described property. The harvested crop shall become the property of the contractor. The property is the former sludge application site for the City of Rapid City Water Reclamation Facility. Due to the buildup of nitrate in the soil, the site was closed in 2004. Remediation plans call for farming of crops to assist in removal of soil nitrates on the site. The proposal would be a for a term beginning on June 1, 2022, and ending December 31, 2026, at which time it shall expire and be of no further force or effect unless the parties shall specifically and mutually agree otherwise, in writing. This agreement shall be terminable by either party upon sixty (60) days written notice to the other party.
The right granted herein is limited to the right to conduct supplemental planting of intermediate wheat grass or harvesting operations of wheat grass & or alfalfa only, without irrigation of any kind. No fertilizer or weed control or other amendments may be applied to the acreage without express written permission of the City. No water whatsoever may be diverted to or used directly or indirectly on any of the above-mentioned properties. No grazing will be allowed on the site at any time.

As part of the agreement the City will be allowed to take crop samples for purposes of assessing the nitrogen uptake of the crop.

The city expects the final crops to be completely removed from the property not later than November 1st of each year.

Specifically exempt from this contract is the wet lands area indicated in Exhibit B, attached hereto and incorporated herein by this reference. This area is not to be disturbed.

If either party shall fail to perform any of the obligations established by this Agreement, the Agreement may be terminated by the other party by giving thirty (30) days written notice of intent to terminate.

Successful bidder shall provide liability insurance with limits of not less than $1,000,000 per occurrence, $2,000,000 general aggregate. Contractor shall provide City with a certificate of insurance and shall name the City as an additional insured on the insurance policy.

The bids shall be on a per acre cash basis.

I ________________________________, propose to pay the City of Rapid City for the right to farm the property described above, for the sum of $_______ per acre for a total of $_________ per year, for a total of $__________, ________________________________ Dollars (total price in words) due annually, for the Contract term.

by ____________________________________________ Date

Bidder’s Signature
Bidder's Name (Please Print)

Bidder's Address

City/State/Postal Code

Telephone Number
Exhibit A
Rapid City Water Reclamation Facility Hay Plots:

Key to Treatment Plant Plots:
#2 Wheat grass
#3 Wheat grass
#4 Wheat grass
#5 Mix of Prairie Hay and alfalfa
#6 Wheat grass
Exhibit B Wetlands Area