



COACHELLA VALLEY MOUNTAINS CONSERVANCY

REQUEST FOR PROPOSALS: OPERATING LEASE OPPORTUNITY HISTORIC SHUMWAY RANCH MOUNTAIN CENTER, CALIFORNIA

July 10, 2018

The Coachella Valley Mountains Conservancy (the “Conservancy”), an agency of the state of California, is requesting proposals from nonprofit organizations or public agencies interested in preserving, restoring and operating the historic Shumway Ranch (the “Ranch”) as an interdisciplinary community facility. The selected operator will enter into exclusive negotiations for a long term, renewable lease for approximately ten acres of land containing three historic structures and one modern structure and will receive an unrestricted \$40,000 grant of private funds to support startup operations. Conservancy grants for capital improvements to the structures may also be awarded during the term of the lease. The operator will be responsible for developing and executing a strategic plan that operates the structures as a community center for such purposes as historic, environmental, archeological, cultural, artistic, recreational and spiritual/healing activities.

BACKGROUND ON THE RANCH

The Ranch, located on Carrizo Road about three miles west of Highway 74 (see Map attached as Exhibit A), includes 640 acres acquired by the State of California for conservation in 2017. The California Department of Fish and Wildlife (“Cal F&W”) owns and manages approximately 630 acres of the land (the “Cal F&W Land”) as perpetual open space in accordance with the Coachella Valley Multiple Species Habitat Conservation Plan (“CVMSHCP”). The CVMSHCP targeted the land for preservation because it is prominently placed in a transition zone at the edge of the Pinyon area, where Grapevine Canyon descends sharply into the desert floor. It includes a large portion of Asbestos Mountain, large wash areas and a relatively flat section with inspiring views of Deep Canyon and the Valley floor. Additionally, the U.S. Fish and Wildlife Service has determined that it contains critical habitat for bighorn sheep, which is expected to become more important to that species as climate change occurs. Because it lies in a transitional zone, the land also offers future researchers invaluable opportunities to study the impacts of climate change.

Historically, the land was part of the Cleveland National Forest until President Wilson removed it by executive order in 1916 and made it available for claims under the 1916 Stock Raising Homestead Act. In 1938, the land was granted as a homestead to Percy Shumway and Nina Paul Shumway, who were part of a well-known agricultural family in the eastern Coachella Valley; records indicate that this was the last stock raising homestead granted in California. In the early 1960s, the ranch was sold to silent movie

star Irene Rich, whose daughter, noted sculptress Frances Rich, inherited it and lived and worked there until the 1980's, when she donated the land to the Living Desert, which in turn sold it to the State in 2017.

The Conservancy owns the remaining ten acres that make up the Ranch ("Historic Site"), which is surrounded by the Cal F&W Land, and it contains four structures:

- The 1999 square foot Shumway homestead constructed between 1932 and 1945 (known as the "Tors");
- A 350 square foot guest cottage, presumably built by the Shumways in the late 1940s ("Roost");
- A 150 square foot sleeping cottage ("Annex"), also likely built by the Shumways in the 1930's; and
- A functional, 800 square foot house with 650 square foot garage built in 1971, which was occupied as a caretaker's residence until late 2015.

The Conservancy has commissioned preparation of a historic survey report (HSR) for the Historic Site, which will be available during the exclusive negotiating period to help guide improvement planning. During the extensive due diligence efforts prior to the State's acquisition of the land, qualified inspectors determined that the four buildings are structurally sound and in generally historically authentic condition. See Exhibit B for further details about the structures as well as photographs of the Ranch.

OBJECTIVE OF THIS RFP

The Conservancy wishes to facilitate preservation of the Historic Site and its ongoing use as a multi-purpose community facility. Accordingly, we are seeking proposals from nonprofit organizations or public agencies with relevant expertise to preserve and operate the Historic Site. Joint ventures or cooperative projects would be strongly preferred.

LEASE AND FUNDING TERMS OFFERED BY CONSERVANCY

The selected operator would enter into exclusive negotiations with the Conservancy for a long-term agreement that would provide the following benefits and rights:

- A lease for the Historic Site, renewable upon satisfactory performance by operator;
- Access to funding:
 - \$40,000 contribution from the Living Desert for start-up and initial operating costs;

- Conservancy funding capital restoration costs; and
- Rights to use the buildings and Historic Site land in operator's programs.

Operator's long term obligations would include:

- Preserving and operating the 3 historic buildings; full restoration would not be required, but any restoration would need to follow SHPO standards;
- Managing operations on the Historic Site;
- Maintaining access on dirt road within Historic Site; no new improvements would be permitted without Conservancy consent;
- Ongoing use would need to be consistent with habitat values of surrounding Cal F&W Land; and
- Abiding by limitations on numbers of visitors, types and scheduling of activities in accordance with applicable zoning and the capacity of historic improvements.

During the exclusive negotiating period (estimated 6 months), the operator would be required to develop programming, operational and development plans for approval by the Conservancy, as well as to document its organizational and staffing capacity to handle the implementation of its strategic plan for the Historic Site.

PROPOSAL REQUIREMENTS

Nonprofit organizations and public agencies (including Indian tribes) are eligible. Applicants should submit a written narrative, not longer than ten pages, that addresses the following:

1. **Project Description.** Provide a summary of the project, including:
 - a. Proposed strategic plan;
 - b. Proposed initial improvements and vision for future restoration work;
 - c. Ongoing maintenance and preservation plans; and
 - d. Ongoing development vision to ensure long term support.
2. **Schedule.** List proposed estimated starting and completion dates, together with significant milestones.
3. **Budget.** Provide estimated budget for first year of operations, exclusive of capital improvement costs.

4. **Organizational Capacity.** Describe the applicant's staff capacity and record of accomplishing similar projects. Highlight local projects and achievements. Attach resumes of lead staff persons or subcontractors.
5. **Project Sustainability.** Describe your vision of the sources of support for assuring the ongoing long term operation of the Historic Site.
6. **Project Support.** Describe support anticipated from interested stakeholders, such as public agencies, nonprofit organizations, community groups, local businesses or landowners.

Applicants must submit five hard copies and an electronic version (in WORD/EXCEL format on a CD or USB drive) of the application plus any supporting materials to CVMC at 73710 Fred Waring Drive, Suite 112, Palm Desert, CA 92260.

DEADLINE: APPLICATIONS MUST BE RECEIVED BY CVMC's OFFICE NO LATER THAN 5 PM ON MONDAY, AUGUST 13, 2018.

ADDITIONAL INFORMATION

1. The Conservancy will select the proposal that best meets the objectives of this RFP, considering qualifications and experience of applicants, quality of proposed operating program, cost and schedule.
2. The Conservancy reserves the right to reject any or all proposals, as well as to negotiate changes in the projects proposed by applicants.
3. The Conservancy reserves the right to modify or waive the requirements of this RFP.

FURTHER INFORMATION/SITE TOURS

If you have questions, please contact Jim Karpiak, Conservancy Executive Director, at (760) 776-5026 or jkarpiak@cvmc.ca.gov. The Conservancy will provide tours of the Ranch upon request for potential applicants. In addition, copies of the due diligence records relating to the structures and acquisition of the Ranch are also available for review upon request.

EXHIBIT A Shumway Ranch and Vicinity

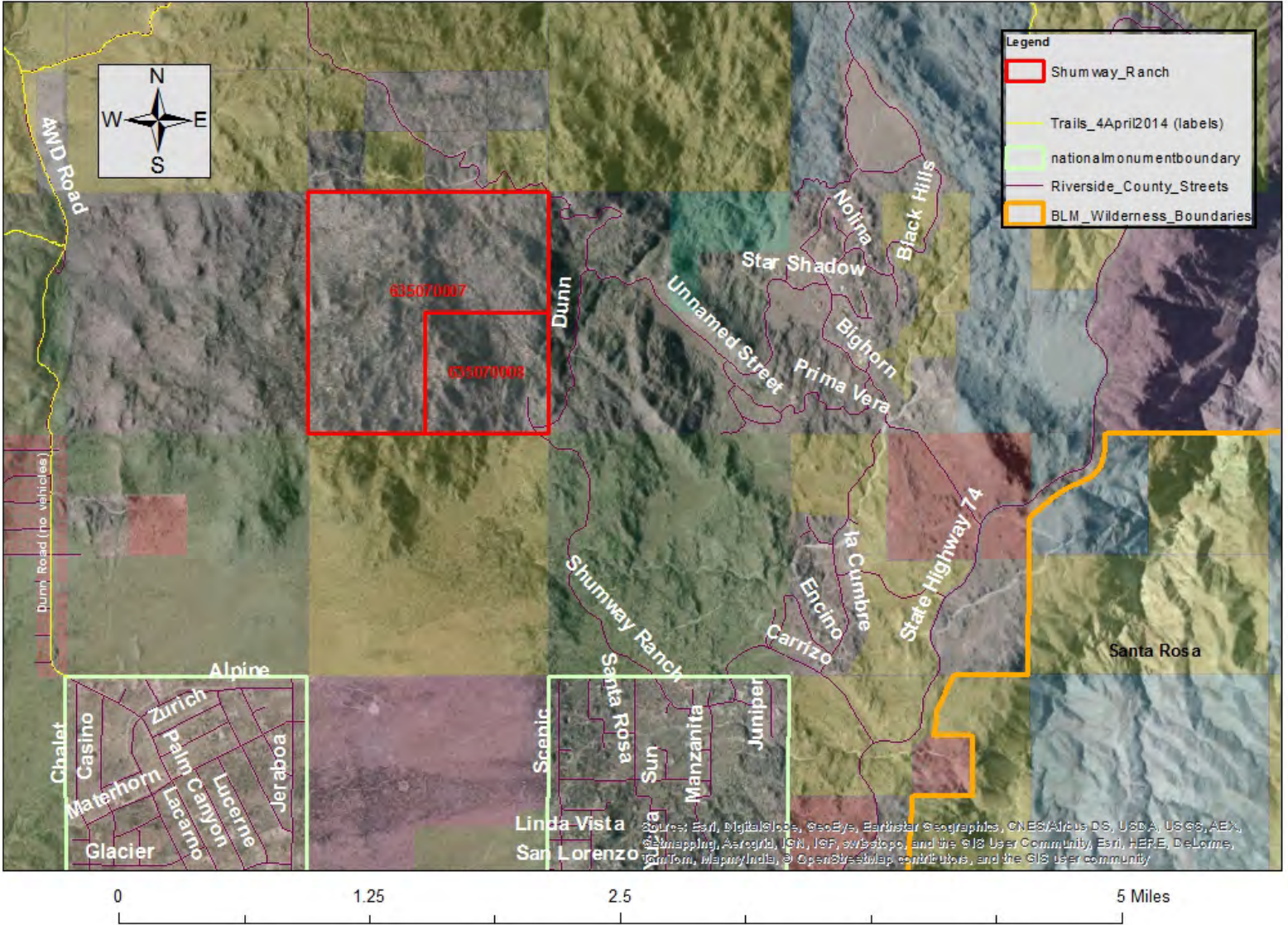
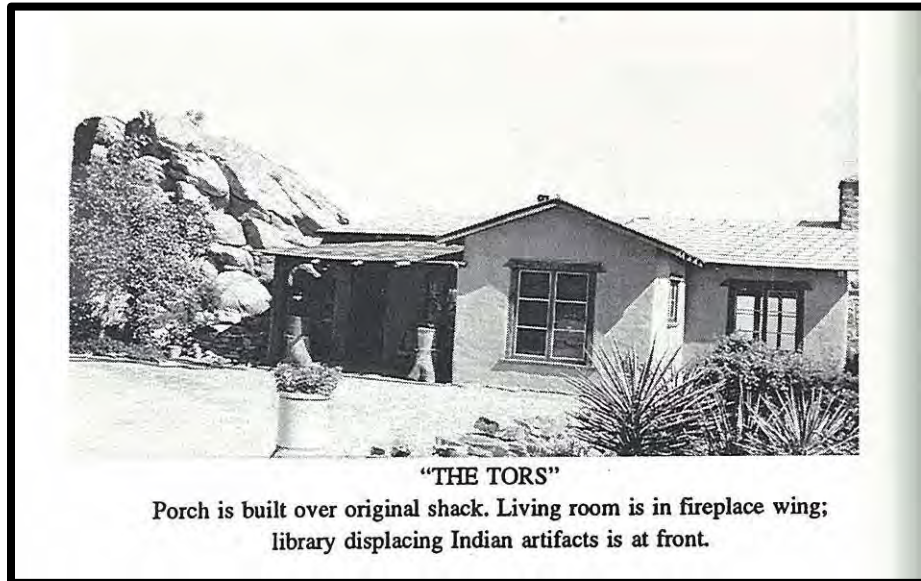


EXHIBIT B
Shumway Ranch Structures





The building identified as the “guest quarters” and called “The Roost” by the Shumway’s



“The Tors”, south side



Overlooking “The Tors” (building on left), looking East



The one-room cabin with screens for summer sleeping; called “The Annex” by the Shumways.



Caretaker's Cottage

Detailed view of Historic Site with location of original ranch buildings

