

Evaluation Scoring Statement
(Including Justification Statement)
Under Utah Code Section 63G-6a-709.5
Commission on Federalism
RFP # COF 2018-03
January 11, 2019

Criteria	Points possible	Geomancer, Inc.	Proposal B
The responder's demonstrated experience and expertise in developing and maintaining a federal land valuation model, as explained in the RFP, including the quality of the proposed federal land valuation model and of the responder's history, reputation, and record of developing or providing and maintaining any similar or equivalent modeling tool or the quality of any equivalent experience	35	24	19
The quality of the responder's proposed federal land valuation model, the apparent ability of the proposed federal land valuation model to perform as described in the RFP, and the accuracy, reliability, and soundness of valuation information that will be provided by the proposed federal land valuation model	65	57	47
TOTAL POINTS	100	81	66

Justification Statement

Commission on Federalism
and its Evaluation Committee

RFP # COF 2018-03

January 11, 2019

As required by Utah Code Section 63G-6a-708, the Commission on Federalism and its evaluation committee provide this justification statement relating to the evaluation of proposals submitted in response to the RFP issued by the Commission on Federalism, RFP # COF 2018-03.

I. Explanation of Score Assigned to Each Evaluation Category for the Highest Scoring Proposal (Geomancer, Inc.)

Evaluation Criteria	Possible Points	Points Awarded	Explanation of Scores
The responder's demonstrated experience and expertise in developing and maintaining a federal land valuation model, including the quality of the proposed federal land valuation model and of the responder's history, reputation, and record of developing or providing and maintaining any similar or equivalent modeling tool or the quality of any equivalent experience	35	24	Geomancer's team consists of highly qualified and experienced IT and real estate professionals who understand the challenges presented by this unique project and have demonstrated the ability to fashion a model with the necessary functionality to perform the calculations that a valuation of federal lands requires.
The quality of the responder's proposed federal land valuation model, the apparent ability of the proposed federal land valuation model to perform as described in the RFP, and the accuracy, reliability, and soundness of valuation information that will be provided by the proposed federal land valuation model	65	57	Geomancer's proposal reflects its understanding of the scope of the challenges and opportunities of this project and reflects considerable experience developing a model very similar to what is contemplated for this project. Geomancer has already produced an impressive model with an abundance of input variables and data that factor into calculations of land value. The existing model can be shaped and adapted to fulfill the Commission's purposes of providing a reliable, accurate, and defensible valuation of federal lands in the state.

Evaluation Criteria	Possible Points	Points Awarded	Explanation of Scores
[Cost was not a factor and was not scored. The RFP established a maximum fee for the federal land valuation model and other services to be provided.]	N/A	N/A	N/A
TOTAL SCORE	100	81	Highest score of proposals

II. Explanation of How the Proposal Provides the Best Value

While both proposals were impressive and reflected a substantial amount of work already performed creating a model similar to what is required for this project, the proposal submitted by Geomancer, Inc. was superior and proposed a more robust and advanced model to allow the manipulation of variable inputs to determine the value of federal lands under different scenarios. The Geomancer proposal stood out as providing the best chance of success in helping the Commission in its effort to create an accurate, reliable, and persuasive valuation of federal lands in the state. Geomancer has already devoted considerable resources to developing a model for valuing land that can be modified and adapted for the needs of this project. The evaluation committee and the Commission on Federalism are convinced that the proposal submitted by Geomancer will result in the best and most robust and reliable model to help the Commission fulfill its duties and responsibilities in valuing federal lands in the state and will provide the best value to the Commission and the state.