

YUMA COUNTY



REQUEST FOR PROPOSALS

FOR PROFESSIONAL SERVICES

YUMA PROVING GROUND – JOINT LAND USE STUDY

YUMA COUNTY
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION
2351 W. 26th Street Yuma, Arizona 85364
(928) 817-5000

October 2019

**YUMA COUNTY DEPARTMENT OF DEVELOPMENT SERVICES
REQUEST FOR PROPOSAL
YUMA PROVING GROUND - JOINT LAND USE STUDY**

A. GENERAL INFORMATION

OBJECTIVE: Yuma County Planning & Zoning Division is seeking a consultant to provide Land Use Planning services for the Joint Use Study for Yuma Proving Ground located in Yuma, Arizona. The services will include:

- Conducting a joint land use study with neighboring communities to address land use compatibility issues around Yuma Proving Ground (YPG).
- Provide tools to address land use conflicts that might affect the ability of YPG to conduct its mission, and ensure land use compatibility around YPG is maintained.

AGENCY: Yuma County Planning & Zoning Division is the Agency sponsoring this project and will be contracting for the work. All liaison and correspondence will be between the Consultant and Yuma County Planning & Zoning Division (“County”).

SUBCONSULTANTS AND ASSOCIATES: Any Sub-consultants and associates proposed to perform services of this project must be listed and made a part of the Consultant’s proposal.

COMPENSATION AND INSURANCE: A fee is to be negotiated after a selection has been made. Subsequent to the selection of the Consultant, an Agreement is to be executed by and between the County and the Consultant. This Agreement will include the fee provisions, payment period, insurance, etc. Periodic payment for work will be made after elements of work are completed. County will require public liability insurance \$1,000,000 single limit (including auto), property damage \$300,000/each occurrence (including auto) and \$1,000,000 professional liability errors and omissions.

PROJECT DOCUMENTS: All documents including field investigation reports and notes, field survey notes, photographs, video tapes, mapping, geotechnical and design reports, maps and descriptions, engineering/technical calculations, architectural design, original plans, meeting notes and minutes, computer runs, reference information supplied by the County and all other information generated by the Consultant for this project are to be property of the County and are to be delivered to County before final payment.

QUALITY CONTROL: The Consultant has total responsibility for the accuracy and completeness of the plans and related designs prepared under this project and shall check all such materials accordingly. The Consultant shall have an Approved Quality Control Plan in effect during the entire time work is being performed under this contract. The plan shall establish a process whereby calculations are independently checked, plans checked, corrected and back-checked. All plans, calculations, and documents submitted for review shall be clearly marked as being fully checked by a qualified individual other than the originator.

PROJECT-RELATED CORRESPONDENCE: The Consultant shall furnish copies of all written correspondence between the Consultant and Sub-consultants and any party pertaining specifically to this project to County for their records within one (1) week of the receipt or mailing of said correspondence. The Consultant is not to submit plans to utilities or agencies when it is for relocation, approval or requesting permits. County will handle this work, with plans and information provided by the plans and whatever is required by the agency or utility to obtain approval, relocations, and permits.

QUESTIONS: Any questions and/or clarifications about this proposal should be directed to Maggie Castro, Maggie Castro, (928)817-5173, maggie.castro@yumacountyaz.gov, or FAX (928) 817-5020.

B. PROJECT INFORMATION

GEOGRAPHIC AREA: Yuma Proving Ground (YPG) covers approximately 700 square miles of Yuma County, however, the study is for the properties outside the boundary of the facility. The intent is to monitor any infrastructure to support civilian power, radio frequency or construction projects on or within 8 miles of the Yuma Proving Ground boundary.

EXISTING CONDITIONS: Local developers have discussed a desire to build power lines in the vicinity of the Yuma Test Center which would cause a significant increase in electromagnetic signals and reduce the ability to effectively test. Off-post solar power projects and other infrastructure that have reflective materials can create additional hazards for test pilots and aircrews. The weapons systems, ammunition, vehicles and demolitions tested can create safety, traffic and noise hazards to any development near Yuma Proving Ground. Lastly, residential development in the Martinez Lake Planning Area and along the southern boundary of YPG could pose land use compatibility issues.

- The Yuma Test Center conducts a significant amount of test operations for a variety of technologies. These tests involve extensive use of the radio frequency spectrum. This usage is vulnerable to civilian radio frequency infrastructure development. Local developers have discussed a desire to build power lines in the vicinity of the Yuma Test Center, which would cause a significant increase in electromagnetic signals and reduce the ability to effectively test. Additionally, off-post solar power projects and other infrastructure that have reflective materials can create additional hazards for test pilots and aircrews. Further, the weapons systems, ammunition, vehicles and demolitions tested can create safety, traffic and noise hazards to any development near Yuma Proving Ground.
- Sustainable Range: YPG is interested in protecting the border area from the Yuma Proving Ground land boundary in Yuma County to approximately 8 miles. The intent is to monitor any infrastructure to support civilian power, radio frequency or construction projects on or within 8 miles of the Yuma Proving Ground and to ensure that any such project is coordinated and discussed through the Yuma Proving Ground with the understanding that the United States Army and the Yuma Proving Ground will not be held responsible/liable for any damage that occurs to any equipment, infrastructure, and/or facility due to the

effects of explosive operations or any other testing/training operation that is or may be conducted within the land space and airspace of the Yuma Proving Ground.

- Investments:

Primary Efforts:

- 1) Eastern Expansion. Property in Maricopa County impacted airspace is in Yuma County.
- 2) Land Withdrawal. YPG is seeking withdrawal of public lands in proximity to air delivery drop zones to serve as safety buffer; formal withdrawal application submission pending. Area of interest is within Yuma County and La Paz County.
- 3) Possible Airspace Enhancements. Ongoing investigation and discussions with FAA regarding modifications to existing YPG airspace to support the YPG mission. Discussions with the FAA are ongoing as to the specific regulatory vehicles that will be used to support these changes (if any).
- 4) YPG Buffer. Buffer zone will provide necessary separation to enhance security and minimize public risk. While test munitions rarely land outside the YPG reservation, it is a significant risk. Encroachment near the boundaries would likely result in some reduction of mission capability in order to mitigate the risk.
- 5) Possible expansion in more distant future.

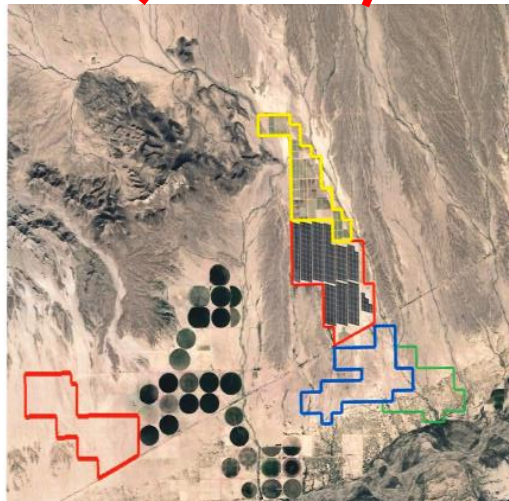
Encroachment Concerns: Some commercial construction may have potential adverse impact to YPG mission needs.

- * Windmills generate electro-magnetic (EM) noise and significant Radar Cross Sections (RCS) that may impact instrumentation radars, and may create airspace impacts.
- * Reflections from solar arrays can be problematic for aircraft pilots.
- * Power lines (particularly if they enter YPG boundaries) may restrict testing due to the elevated risk of damage to the (new) infrastructure.

- Environmental: YPG supports the recovery of the federally endangered Sonoran Pronghorn (SPH). The US Fish and Wildlife Service and Arizona Game and Fish Department (AZGFD) have been releasing SPH in KofA National Wildlife Refuge and YPG as part of a Non-essential Experimental Population in an effort to recover their numbers and eventually delist this Species.

As pronghorn have spread across the landscape and occupied additional habitat, we are seeing a large number of SPH that move onto state and private lands east of YPG and use agricultural infrastructure for food and water. These are key resources for these pronghorn and will be vital for continued population growth. Future industrial development of that area will need to be coordinated with Arizona Game and Fish Department to find effective means for mitigating impacts to pronghorn.

A map of planned solar projects in that area is attached. The westernmost project is the one of most concern. The company has been working with AZGFD to resolve some of those impacts. See map below for reference.



AVAILABLE DATA: The following information is available to review at the Yuma County Department of Development Services office:

1. Comprehensive Plan
2. Zoning Ordinance
3. Zoning Maps
4. Subdivision Regulations

APPLICABLE STANDARDS: Yuma County Zoning Ordinance, Yuma County Subdivision Regulations, Yuma County Comprehensive Building Safety Code.

C. SCOPE OF SERVICES

PHASE I: Project Initiation & Administration (Quarter 1)

- A. Develop Policy Committee and Technical Committee and define roles

PHASE II: Stakeholder and Public Involvement (Quarters 1&2)

- A. Notify the public, including citizens, businesses, elected officials, and appropriate local branches of national organizations and other interested parties;
- B. Create a project website;
- C. Establish and adopt a public outreach program;
- D. Prepare press releases and media kits that highlight the purpose and desired outcomes of the public meetings and coordinate with the Study Sponsor on press release distribution;
- E. Arrange for any special accommodations to ensure compliance with the Americans with Disabilities Act and/or non-English speaking participants, as needed;
- F. Present key study findings (which may include draft reports, maps and other materials) to the public, elected officials, and other interested parties, and solicit public comment during and after meetings;
- G. Prepare agendas, handouts, presentations, maps, comment forms, and other materials to inform the public about the study and solicit their comments; and,
- H. Update and advertise on project website
- I. Maintain records of all public comments received (verbal and written), including a meeting summary or minutes.

PHASE III: Data Collection, Inventory, and Mapping (Quarter 2&3)

- A. Create project specific GIS layers.
- B. Map all recent and proposed development within the planning area.
- C. Compile study area with existing and projected land use and population data.
- D. Review existing planning policies and regulatory framework.
- E. Hold public meetings to inform the public and obtain community input.

PHASE IV: Survey/Interview Stakeholders (Quarter 4):

- A. Analyze population data and current/proposed land uses to identify existing or potential conflicts.
- B. Analyze projected future expansions or development on Camp Navajo or NOFS.
- C. Identify existing or future conflict locations and define scope of conflict areas.
- D. Identify military growth objectives and civilian growth potential.
- E. Summarize and evaluate current planning policies and regulatory tools affecting YPG operations.

PHASE V: Conflict/Compatibility Analysis (Quarter 4)

- A. Identify areas of current land use conflict, type of conflict, and impact.
- B. Identify areas of future potential conflict, type of conflict, and impact.

- C. Identify areas where land use is compatible and ensure long-term compatibility.
- D. Identify both land and air mobility corridor conflicts, type of conflict, and impact.

PHASE VI: Conflict Resolution Strategies (Quarter 5)

- A. Draft compatibility policies and regulatory strategies that minimize land use conflicts.
- B. Hold public meetings and workshops to discuss proposed measures and alternatives.
- C. Identify conflict reduction strategies using maps and supporting technical data.

PHASE VII: Prepare Study Report - Draft (Quarter 5&6)

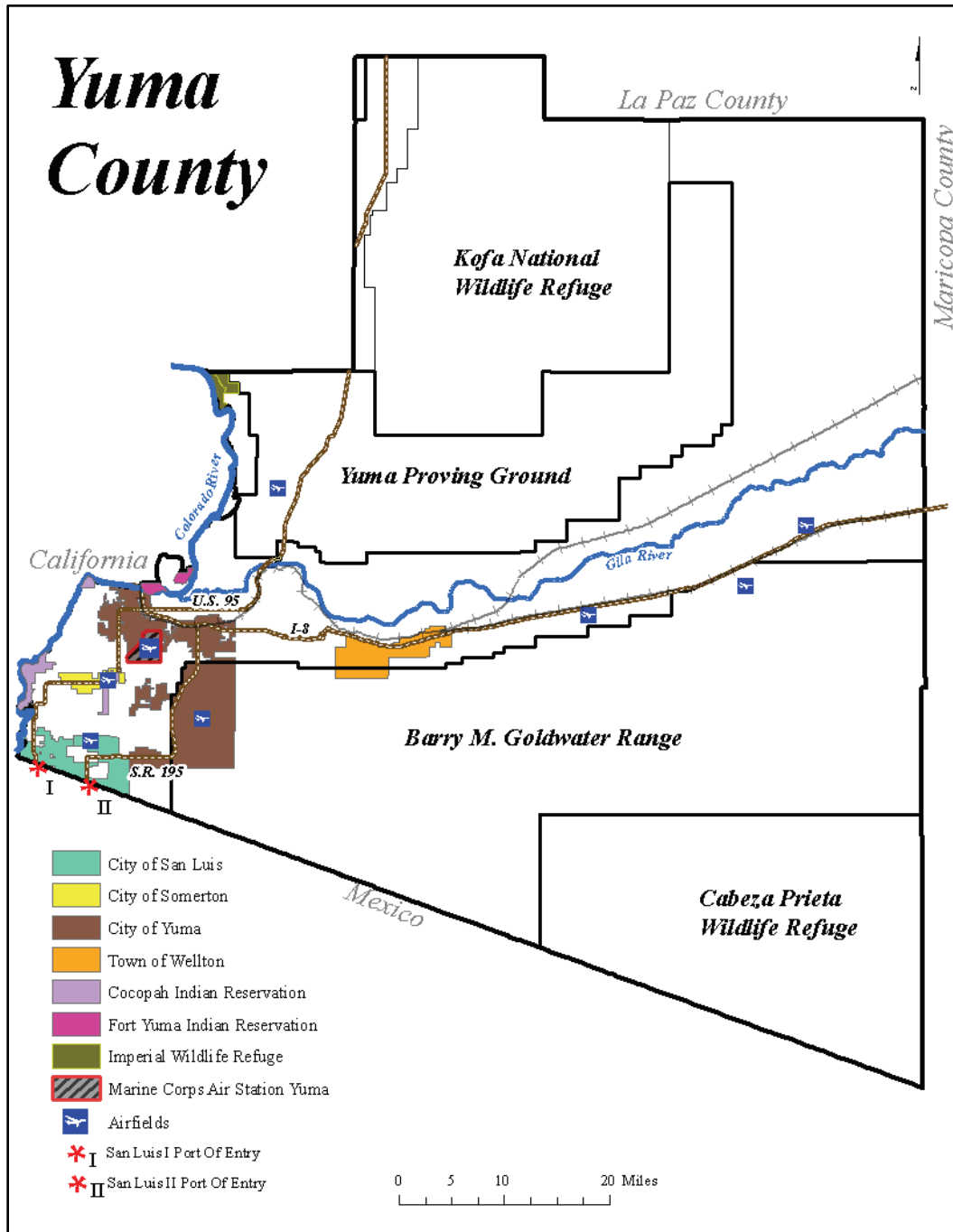
- A. Submit and present draft report to policy committee.
- B. Discuss the Implementation strategy.
- C. Prepare project overview, four pages in length maximum.
- D. Prepare final report based on committee and military input.

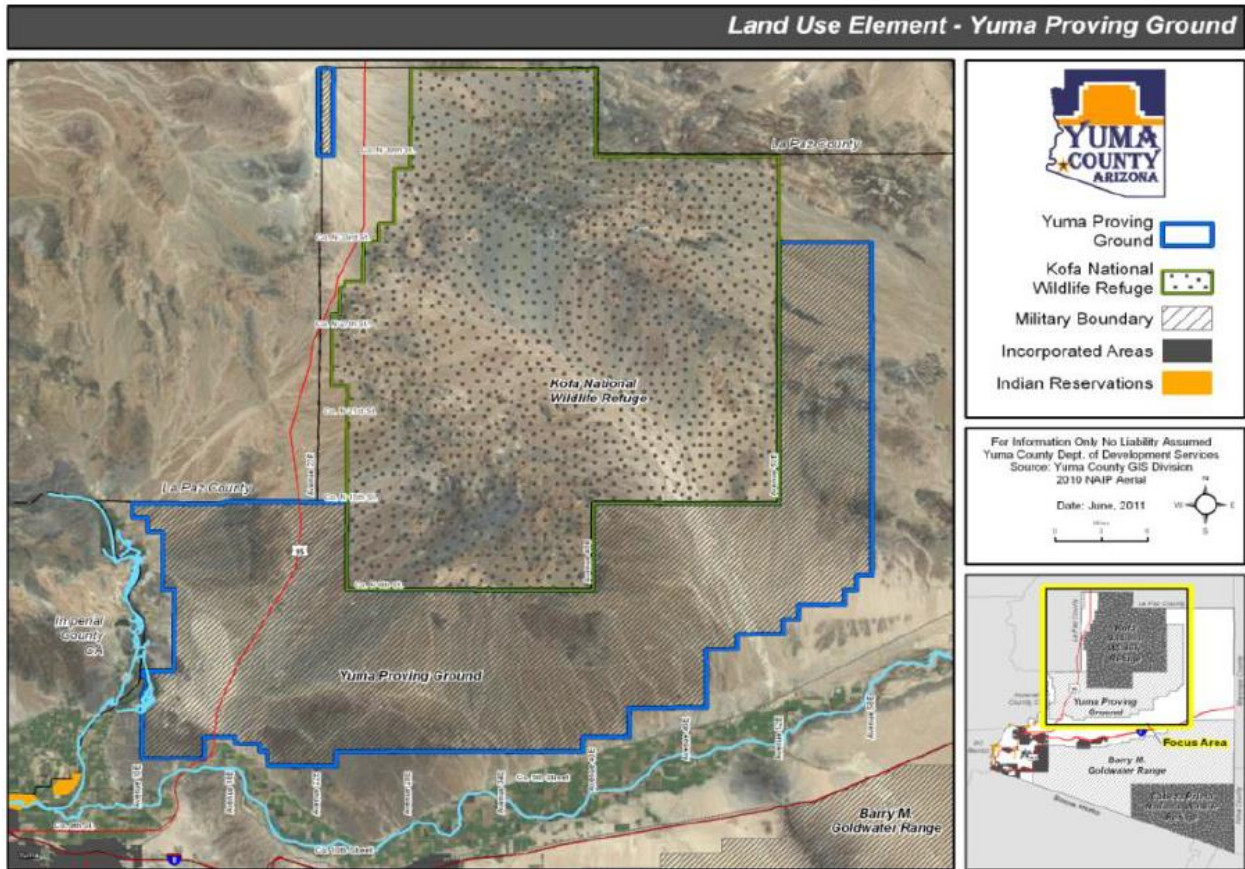
PHASE VIII: Present Report to Local Jurisdictions for Adoption (Quarter 7)

Yuma County present to the Board of Supervisors.

SCHEDULE: The proposed start date for the JLUS is January 1, 2020 for a 15 month grant period. The key milestones listed above will show the overall approach and timeline that will be used for the preparation of the compatible use study.

Appendix A - Exhibits





PROPOSAL GUIDELINES

SUBMITTAL INFORMATION

Five copies of the proposal are to be submitted in accordance with the request for proposals to the Yuma County Department of Development Services, 2351 W. 26th Street, Yuma, Arizona 85364 and clearly marked "Proposal for Yuma Proving Ground Joint Land Use Study. Proposals are due no later than 4:00 p.m. on November 29, 2019.

PROPOSAL CONTENT

Proposals are not to be more than 10 pages (8 ½" x 12") including appendix. Transmittal cover letter shall be a single page and is not included within the 10 page limit. The proposal shall contain the following information to aid in the selection of the best qualified firm:

- A. **EXPERIENCE:** Itemize and briefly describe similar projects and work which have been successfully completed by your firm. Describe the size and experience of the professional and technical staff. If subconsultants and/or associates are proposed, provide experience information. Include names and phone numbers of clients. (15 pts)

- B. **QUALIFICATIONS:** Provide name of person who will be in charge of the project, provide names of people who would be doing the majority of the work and provide names of other key personnel that will work on the project. Provide name of any subconsultants and/or associate who would be involved in completing with work. Provide qualifications of all personnel. Provide the availability of proposed team members. (20 pts)
- C. **ISSUES AND OBJECTIVES:** Provide a description of what you see are the project issues and needs and what is necessary to be accomplished to meet the objective. (20 pts)
- D. **PROJECT APPROACH:** Provide a description of how you would approach the project and the scope of work you would intend to perform if awarded the contract. (15 pts)
- E. **TIME:** Provide a time schedule to complete the work, after notice to proceed is issued. (10 pts)
- F. **FAMILIARITY WITH THE PROJECT AREA:** Indicate if you are familiar with the general area and your knowledge of the particular area of this work. (10 pts)
- G. **PRIOR & CURRENT WORK:** List prior work performed for the County that is on going or completed within the last 4 years. Give your evaluation of services rendered. Identify projects referenced within your proposal were completed on time and their accuracy of cost estimate with actual cost. Provide the availability of the proposed team members. (10 pts)

Note: Any section omitted from your submittal will result in no points being awarded for that section.

EVALUATIONS AND SELECTION

A selection panel will be established, will review the written material submitted and select a short list of qualified respondents. The selected firms may be requested to make a presentation of their qualifications to a panel. The panel will then determine the best qualified, the second and third best-qualified firm with its recommendation being forwarded to the Board of Supervisors for approval.

If the County is unsuccessful in negotiating a contract with the best-qualified team, the County may then negotiate with the second or third most-qualified team until a contract is executed, or may decide to terminate the selection process.

GENERAL INFORMATION:

Instructions: Yuma County shall not be held responsible for oral instructions. Any changes to this Request for Proposals will be in the form of an addendum, which shall be furnished to all registered Request for Statements of Qualifications holders.

Any addenda or clarifications will be sent out to those who have registered and obtained this RFP from Yuma County DDS. Firms which pick up a copy of the Request for Proposal packet through any other means than directly from the County must register as a Request for Proposals holder at

the Yuma County Department of Development Services located at 2351 W. 26th Street, Yuma, AZ 85364 or call (928) 817-5173 to register by phone.

Contact with County Employees: All firms / teams interested in this Project (including the firm's employees, representatives, agents, lobbyists, attorneys, and sub-consultants) shall refrain, under penalty of disqualification, from direct or indirect contact for the purpose of influencing the selection or creating bias in the selection process with any person who may play a part in the selection process, including the evaluation panel, County Elected Officials, the County Administrator, the County Planning Director, County Department Heads, and other staff. This policy is intend to create a "level playing field" for all potential firms, assure that contract decisions are made in public and to protect the integrity of the selection process. All contact on this selection process should be addressed to the authorized County representative identified below.

Maggie Castro, AICP, Planning Director

2351 W 26th Street, Yuma, AZ 85364

(928) 817-5173

All questions, inquiries and requests are subject to distribution to all interested parties including competing companies.