

REQUEST FOR QUALIFICATIONS CONSULTANT SERVICES

Notice is hereby given that the Santa Rosa County Board of County Commissioners is calling for and requesting qualifications for consulting services to update the Santa Rosa County Land Acquisition Study, and develop a phased plan to limit encroachment at Naval Air Station Whiting Field as well as other areas that are critical to its mission.

All proposals must be in writing and delivered by hand or Fed Ex to the Santa Rosa County Procurement Department, 6495 Caroline Street Suite G, Milton, Florida, 32570; and must be received by 10:00 a.m., November 17, 2015. All proposals shall be sealed and clearly labeled, “**RFQ- Consultant Services**”. Submittals shall include one (1) original, eleven (11) copies of the proposal, and one (1) CD/thumb-drive with the full proposal included, (each document must be in an individual PDF format file). The proposal will be publicly opened at this time. Only proposals received by the aforesaid time and date will be considered. Proposals received after the time set for opening will be rejected and returned to the submitter.

Specifications may be secured from Santa Rosa County Website (www.santarosa.fl.gov/bids) or at the Santa Rosa County Procurement Department at the above address. Telephone (850) 983-1870.

Questions concerning this request should be directed to the Santa Rosa County Grants Manager Erica Grancagnolo, at (850) 981-2019.

The Board of County Commissioners reserves the right to accept or reject any and all proposals in whole or in part, and to waive all informalities.

Santa Rosa County Board of County Commissioners encourages all segments of the business community to participate in its procurement opportunities, including small businesses, minority/women owned businesses, and disadvantaged business enterprises. The Board does not discriminate on the basis of race, color, religion, national origin, disability, sex, or age in the administration of contracts.

By order of the Board of County Commissioners of Santa Rosa County, Florida

Legal Notice

One Issue – October 31, 2015 – Press Gazette, November 5, 2015 - Navarre Press, November 5, 2015 – Gulf Breeze News, November 5, 2015 – South Santa Rosa News

Bill and Proof to Santa Rosa County Procurement Department, Attention: Orrin L. Smith, 6495 Caroline Street, Suite G, Milton, Florida 32570

REQUEST FOR QUALIFICATIONS PLANNING CONSULTANT SERVICES TO DEVELOP A LAND ACQUISITION STUDY

Summary

Santa Rosa County Board of County Commissioners (BOCC) is soliciting a request for qualifications for a consulting firm with planning and commercial real estate experience to update the Santa Rosa County 2003 Land Acquisition Study (LAS) and develop a phased plan to limit encroachment at Naval Air Station Whiting Field (NASWF), as well as other areas that are critical to the mission at NASWF, through the use of real estate purchases, agricultural conservation easements, and zoning mechanisms in order to preserve and protect the military mission and enhance positive relations between the community and the defense facility.

Background

In response to Defense Base Closure and Realignment (BRAC) in the 1990s and early 2000s, and in considering that NASWF is Santa Rosa County's largest economic contributor, Santa Rosa County has made it a priority to safeguard and expand the missions of our military activities through the creation of a buffer zone around the perimeter of NASWF and the Naval Outlying Fields (NOLFs) located within the county. In 2015, Santa Rosa County was awarded a grant through the Florida Defense Support Task Force (FDSTF) to fund the update of the 2003 LAS.

Study Area

The area for the LAS includes: NAS Whiting Field North and South; six (6) NOLFs; Peter Prince Field; and certain identified "high-use" air space areas. The study shall include those areas specifically designated as part of the Military Airport Zone (MAZ) or Airport Zone.

Scope of Work

The project will result in a report that will identify the existing environment in the study area, any current conflicts between land uses and air operations, and potential future impacts from air operations. The report will also present strategies to minimize current or future problems, encourage compatible future development, and prevent incompatible future development.

The consultant shall update the April 2003 Land Acquisition Study to reflect changes to the land development code, Air Installation Compatible Use Zone (AICUZ) footprints, rural protection lines, and prior land easement/acquisition

activities that have been updated since 2003. The consultant shall also provide a report on progress made as result of the 2003 Study.

The consultant shall update the prioritized property listings around NASWF and six NOLFs located in the county based on proximity to Accident Potential Zones, Military Airport Zones, vulnerability to incompatible development and location of existing and planned infrastructure development. The consultant shall also consider the inclusion of the Airport Zone at Peter Prince as well as certain identified "high-use" airspace areas in the prioritized property listings. This analysis should also include identifying the property owners and pertinent data related to the parcel, establishing a range of values for the properties, and evaluating the property owner's willingness to sell or allow easement.

The consultant shall work with all applicable Santa Rosa County BOCC staff members including Grants, Planning and Development Services, County Attorney, and others as necessary; State of Florida Department of Transportation; as well as representatives from Naval Air Station Whiting Field. Consultant shall be responsible for meeting any reporting deadlines or deliverables in accordance with the FDSTF and Santa Rosa County grant contract.

Project Length

The project must be completed prior to the grant expiration date of August 13, 2016.

Qualifications

Applicants should have experience with commercial real estate, planning and development, and military relations.