



REQUEST FOR PROPOSAL

Pine Bluff Arsenal Compatible Use Study (formerly Joint Land Use Study – JLUS)

To Include the Jurisdictions of:

**City of White Hall
City of Pine Bluff
County of Jefferson
State of Arkansas
and
U.S. Army Pine Bluff Arsenal**

Proposal Requested By:

**Office of the Mayor
City of White Hall, Arkansas
101 Parkway Drive
White Hall, Arkansas 71602**

Date of the Request for Proposal - May 22, 2019

Date Proposals are due to White Hall Mayor's Office - June 25, 2019

SCOPE OF WORK – PINE BLUFF ARSENAL COMPATIBLE USE STUDY

The City of White Hall, Arkansas, is seeking proposals from qualified firms to prepare a Compatible Use Study for Pine Bluff Arsenal (PBA), including the City of Pine Bluff and Jefferson County, to address the encroachment and compatibility issues facing PBA today. The Department of Defense Office of Economic Adjustment (OEA) provides grants to State and local governments to conduct a Compatible Use Study to support the long-term sustainability and operability of the military installation complex. Interested firms must demonstrate knowledge and experience in community planning, development and land use issues, fiscal impact analysis, economic development, environmental permitting, regional air quality attainment, natural resources, infrastructure, noise management, communication and coordination collaboration, and military installation management and operations. The terms 'Compatible Use Study' and 'Joint Land Use Study' are synonymous.

PURPOSE OF THE STUDY

- The City of White Hall is developing a Compatible Use Study to undertake a comprehensive examination of Pine Bluff Arsenal and the surrounding community for the purpose of ensuring continued military mission effectiveness, promoting compatible civilian development patterns, and mitigating any environmental issues.
- The City of White Hall recognizes the importance of addressing the compatibility issues presented in the Purpose of the Grant Application section in order to sustain PBA's mission and interests, as well as the public health, safety and welfare of the surrounding civilians and associated land uses, and proposes to facilitate this by ensuring maximum compatibility between these somewhat competing interests is achieved through a cooperative and inclusive planning process. Potential encroachment issues will be proactively addressed, with otherwise resultant land use compatibility problems averted.
- The city's strategy is to initiate a Compatible Use Study contract to examine specific issues and develop a set of actions or strategies that promote compatible civilian development and prevent incompatible land uses. The activities will involve public participation through workshops where the community will be introduced to the Compatible Use process, the need to encourage compatible development for future PBA operations, and the specific implementation solutions to guide compatible growth. All public meeting notices and draft project deliverables, where appropriate, will be placed on the city website for viewing. Community outreach, education and feedback on the Compatible Use Study progress will be initiated early and will continue throughout the grant performance period.

- The Compatible Use planning process, including data collection and analysis, shall consider, but not be limited to, the following military mission compatible use factors, as applicable:
 - Air
 - Water
 - Energy compatibility and availability
 - Security
 - Airspace and land restrictions
 - Airborne noise
 - Urban growth
 - Spectrum encroachment
 - Endangered species and critical habitat
 - Cultural resources
 - Marine resources
 - Natural factors

- The Compatible Use planning process shall include an Implementation Plan, with monitoring responsibilities identified, to ensure the recommendations advanced in the Compatible Use Study are realized. The Implementation Plan shall include a list of specific public and private actions for each study participant organized by their scheduled execution date –
 - Short Term (1-3 years)
 - Medium-Term (4-10 years)
 - Long-Term (11-20 years)

- Each listed action should assign responsibility for the task and include an estimate of cost and source of funding. These recommended actions should include smart land use planning principles and practices that can achieve a balance between potentially conflicting interests.

- The compatible use planning process shall support improved communication and establish formal policies and procedures for military participation and cross-jurisdictional coordination in community development review and planning processes, including proposed alternative energy development projects.

- Compatible Use project deliverable shall include a four-page maximum Executive Summary for public distribution and posting on websites. The Executive Summary shall include description of military operations, graphic display of study area and military

operations footprint, identify community organization structure and participants for both planning and implementation, summary of compatible use issues, and primary Compatible Use Study recommendation highlights.

BACKGROUND

In 2015, Arkansas Governor Hutchinson established an initiative to support and promote the state's military installations and related economic development interests. In 2016, The City of White Hall, Arkansas, formed a Military Affairs Advisory Committee to support the Governor's initiative and provide focused attention to the needs of the Arsenal. Each military installation in Arkansas, whether active duty, National Guard, or reserve, adds value to the nation's defense and to the state's economy. The strategic objectives for Arkansas are to grow and protect Arkansas's military installations, utilization, and missions; advocate at state and federal levels on behalf of the state and local economic development interests; and position Arkansas as a priority state in the national defense plan.

Pine Bluff Arsenal (PBA) is a United States Army military installation located in the northwest corner of Jefferson County, Arkansas, and in the south-central region of the U.S. The PBA is located approximately 38 miles southeast of Little Rock, Arkansas; 137 miles southwest from Memphis, Tennessee; 378 miles from St. Louis, Missouri; and 356 miles from Dallas, Texas. The PBA occupies 13,500 acres adjacent to the Cities of Pine Bluff and White Hall. Approximately 850 government and contractor personnel work at the Arsenal, making it one of the top three employers in southeast Arkansas. One of the primary missions of the Arsenal is manufacturing, maintenance and storage of smoke ammunition and chemical defense equipment.

Pine Bluff Arsenal (PBA) was established in 1941 in support of the nation's WWII efforts. The mission of the Arsenal included the manufacturing of incendiary grenades and bombs, and the manufacturing, loading, and storage of war gases; and production and storage of pyrotechnic, riot control and white phosphorous munitions. PBA became the only United States site for the full-scale production of biological munitions in 1953 and continued this mission until 1969. The PBA was selected as the sole site for the Binary Chemical Munitions Production Facility in 1978; this program was active until 1990. In the 1980s, PBA served as the primary site for chemical defense equipment recertification. Approximately 12 percent of our nation's chemical weapons stockpile was stored at the Arsenal. The chemical weapon inventory consisted of 3,848 tons of lethal nerve agents, blister agents, and associated munitions. Demilitarization operations began in 2003 and ended in December 2010.

Today, PBA's core mission includes critical manufacturing capability for non-lethal ammunition and chemical-biological defense equipment with supporting functions in engineering and technical support; maintenance of mobile and powered hospital and shelter systems; and base operations for tenant activities. The Arsenal's products are task-critical assets in over 48 Operational Plans (OPLANS) used by six Unified Combatant Commands (UCC's) throughout the

world. Many of PBA's ammunition and chemical and biological defense products are solely produced at PBA and are unavailable anywhere else in the U.S. Pine Bluff Arsenal is the only active-duty Army installation in Arkansas, with an annual economic impact of \$141 million.

Currently, PBA faces a number of compatibility and encroachment issues that are, or may, impact the PBA and its tenant's mission. The compatibility issues include, but are not limited to, incompatible development pressure, transportation and infrastructure impacts, environmental air and hazardous waste emissions, water usage, and Anti-Terrorism and Protection (ATFP). Recent announcements of a major fuel processing facility and similar industrial development initiatives may impact the regional air and water quality and require proper planning to mitigate any adverse impacts. The Arsenal requires over 80 Air Permit sources under its Title V Air Permit and possesses multiple RCRA Hazardous waste permits to sustain its industrial capability. Environmental permit and natural resource compatibility is critical to the Arsenal's mission. Furthermore, the Joint Program Executive Officer for Chemical-Biological Defense (JPEO-CBD) is undertaking a Readiness Reform Initiative Concept to establish a Joint Chemical-Biological Defense Logistics Center at the Arsenal. The Logistics Center will provide for storage, maintenance, repair, and rapid deployment of chemical defense equipment to global destinations using surface transportation networks (Interstate Highway and rail). This proposal will greatly improve operational capability of our nation's military but may also impact access roads, installation access control points, and local transportation networks.

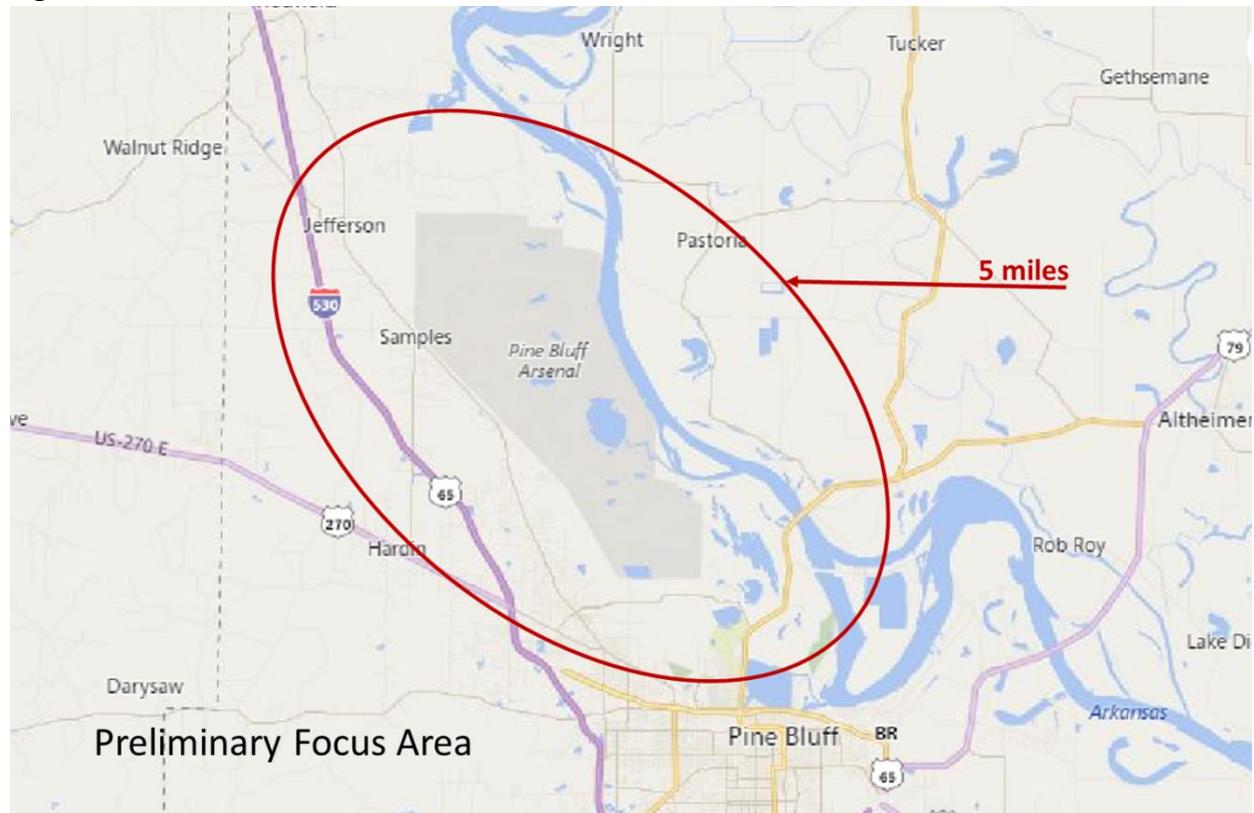
THE PROPOSED STUDY AREA

The proposed study area includes

- Pine Bluff Arsenal
- City of White Hall
- City of Pine Bluff
- Jefferson County

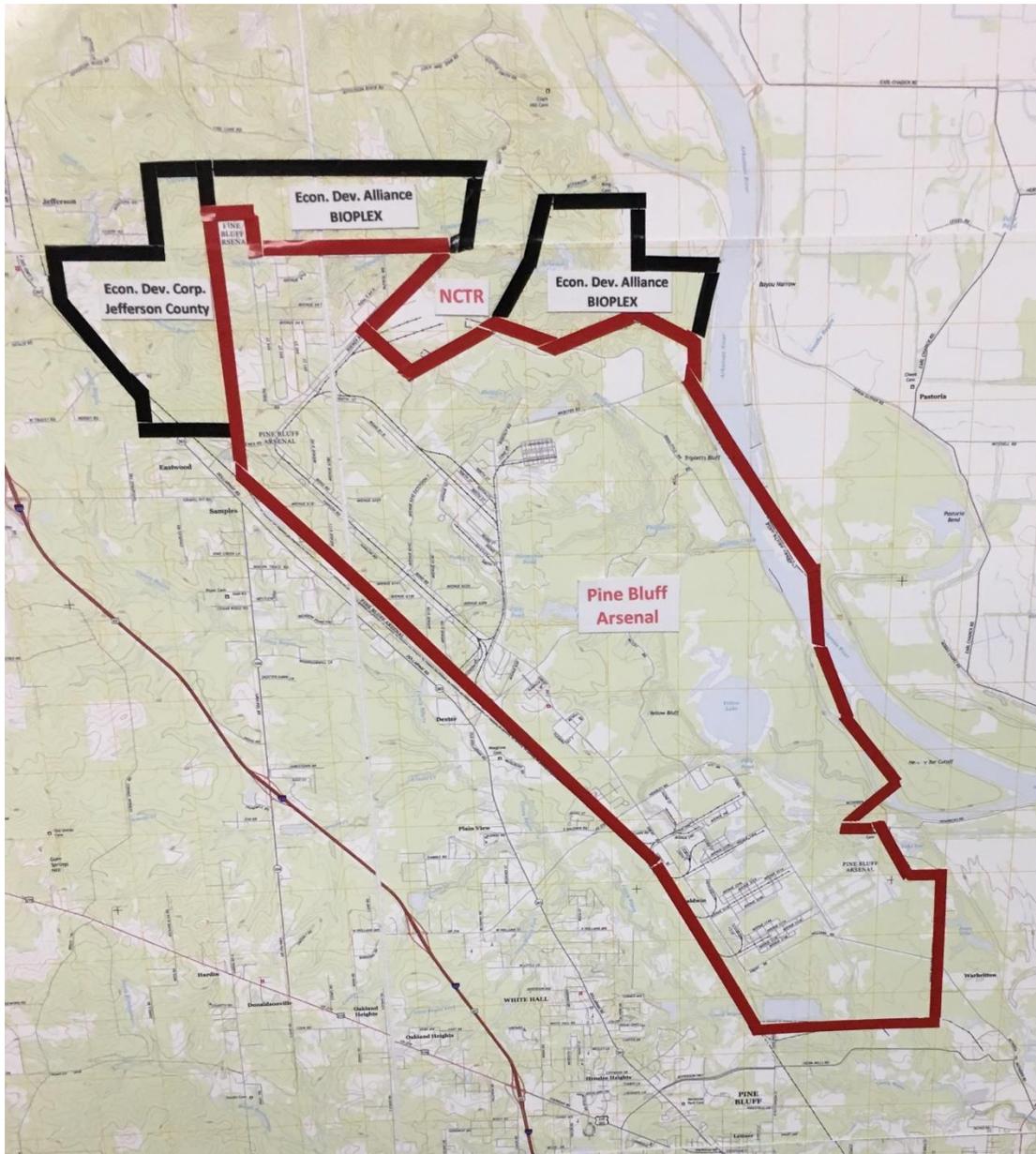
The study area is identified in Figure 1. The map covers the area within Jefferson County that is impacted by the Pine Bluff Arsenal military operations. The study area is extended to five miles, and this is specified in the tasks below. If determined by retained consultant that the study area should be adjusted, particularly for regional air quality, water quality, and noise considerations, then Committees will consider expert recommendation.

Figure 1



The study areas of current concern are identified in Figure 2. The map shows areas of proposed economic development that are abutting the Pine Bluff Arsenal. The areas of current concern include the Economic Development Alliance's Bioplex and the Economic Development Corporation of Jefferson County parcel adjacent to the northeast corner of the arsenal.

Figure 2



COMMUNITY ORGANIZATION STRUCTURE FOR COMPATIBLE USE PROJECT

The City of White Hall, Arkansas, is serving as the project sponsor and coordinating entity. The City of White Hall has established a Compatible Use Policy Committee comprised of the following members:

- City of White Hall (Mayor)
- City of Pine Bluff (Mayor)
- Jefferson County (County Judge and Justice of the Peace)
- Pine Bluff Arsenal (Commander)
- Economic Development Alliance of Jefferson County (Chairman of the Board)

A Technical Working Group(s) will serve as an advisory body to the Policy Committee and is comprised of the following organizations:

- White Hall Consulting Engineer
- Pine Bluff Arsenal Director of Public Works
- Pine Bluff Arsenal Director of Risk Management (Environmental & Safety)
- Southeast Arkansas Regional Planner
- Economic Development Alliance Director

All Policy Committee meetings are open to the public. The Technical Working Group, may choose to hold closed meetings, as required. Public meetings should be conducted throughout the study so that interested members of the public can have the opportunity to learn about the project and provide comments.

The Compatible Use Study is a planning process is designed to identify encroachment issues confronting both the civilian community and the military installation and to recommend strategies to address the issues in the context of the local land use process. The study should be conducted in a collaborative manner involving a variety of stakeholders. The stakeholders listed below are not all inclusive. Further the listing only identifies the umbrella entities and not all of the divisions under each umbrella with a vested interest. The entities listed will determine who their representatives will be and how many there will be as needed to address their stakeholder interests. Stakeholder representation includes school districts, bio-technology centers, universities, airports, public works, realtors, utility providers, government staff, and any others the policy committee determines necessary to ensure adequate representation. The stakeholders and/or their representatives, include but are not limited to:

FEDERAL AGENCY AND MILITARY INSTALLATION REPRESENTATIVES:

- U.S. Army Pine Bluff Arsenal
- U.S. Army Corps of Engineers
- Food and Drug Administration – National Center for Toxicological Research

LOCAL GOVERNMENTS:

- Jefferson County
- City of Pine Bluff
- City of White Hall

STATE GOVERNMENT AGENCIES:

- Arkansas Military Affairs Steering Committee
- Arkansas Economic Development Commission
- Arkansas Department of Environmental Quality
- Arkansas State Highway and Transportation Department
- Arkansas Department of Heritage (Historic Preservation)

NON-GOVERNMENTAL ORGANIZATIONS:

- Southeast Arkansas Regional Planning Commission
- Economic Development Alliance of Jefferson County

SCHOOLS AND UNIVERSITIES:

- University of Arkansas – Fayetteville
- University of Arkansas – Pine Bluff
- University of Arkansas – Little Rock
- Pine Bluff School District
- White Hall School District

PRIVATE ENTITY REPRESENTATION:

- Community business leaders, land owners, and developers

AVAILABLE RESOURCE DOCUMENTS TO SUPPORT COMPATIBLE USE PLANNING PROCESS:

- Title V Air Permit
- Resource Conservation and Recovery Act (RCRA) Permits
- National Pollution Discharge (NPDES) Water Permits
- Army Operating Concept (AOC)
- Army Stationing and Installation Master Plan
- PBA master plans and strategic development plans
- PBA Installation Operational Noise Management Plan
- Installation Natural Resource Management Plan
- Air Quality reports
- Municipal strategic/comprehensive plans and zoning ordinances
- County Comprehensive Plans

PROPOSAL CONTENT

Responses to this Request for Proposal shall include a detailed Work Plan to:

- Address the overall timeline and milestones necessary to complete the study;
- Identify specific activities that will be accomplished each month;
- Identify staffing and number of hours devoted to each activity; and,
- Describe the work products/deliverables produced for each activity.

Respondents may propose modifications to the activities and sequencing reflected below which, based on previous experience, would improve the effectiveness of the study effort while maintaining the budget and timeframe.

KEY MILESTONES

July 2019	Contract Award & kick-off meeting. CRITICAL DELIVERABLE: Public Involvement and Outreach Plan
Sep 2019	Begin Public Meetings and data collection. Map existing conditions.
Dec 2019	Identification & Analysis of Land Use conflicts
May 2020	Analysis of Future Development Encroachments. Develop decision method for evaluating encroachment impacts of proposed developments
Aug 2020	Prepare Recommended Land Use Policy & Regulations
Nov 2020	CRITICAL DELIVERABLE: Compatible Use Executive Summary
Jan 2021	CRITICAL DELIVERABLE: Compatible Use Study Final Report

SCOPE OF SERVICES

Task 1: Project Initiation

Subtask 1A: Administration and Management

The Consultant will work with the City of White Hall staff to provide administrative support to the Policy Committee and Technical Working Group(s) to accomplish the following activities:

- Schedule committee and public meetings.
- Prepare meeting notices, agendas, minutes, handout materials, maps, presentation and any other items required to accomplish the study objectives.
- Provide written monthly status reports that detail work in progress, work accomplished, and funds expended. Progress reports are due the 15th of the month following the reporting period for City of White Hall staff review and distribution to study participants.
- Provide written work products and verbal committee briefings at the conclusion of each major phase of the study.
- If necessary, update the Work Plan and milestone completion dates.

Subtask 1B: Project Coordination

A single City of White Hall staff person will coordinate all communication with Federal, state and local agencies and elected officials. All information concerning the study, including progress reports, meeting agendas and materials, presentations, and draft and final reports will be provided to White Hall staff prior to committee review and prior to public release. Upon the completion of the project, all maps (including GIS shape files), data, and report shall be the property of the project sponsor and provided to the City of White Hall in both paper and electronic formats.

Subtask 1C: “Kick-off” Meeting

The selected consultant will conduct a “kick-off” meeting, where the consultant meets the entire Policy Committee for the first time to confirm scope of work, set schedules, and address any questions. The consultant will be responsible for the day-to-day coordination of the study.

Subtask 1D: Installation and Community Tour

The consultant will participate in and support an installation tour, including outlying facilities as appropriate. The purpose of the installation-led tour is for the Policy Committee, the consultant, and potentially the Technical Working Group, to gain a more comprehensive understanding of the military missions, issues, and constraints imposed through incompatible development.

Task 1 Deliverables:

- Meeting minutes and agendas
- Monthly status reports
- Policy Committee membership roster and contact information

Task 2: Public Involvement

Task 2A: Stakeholder Interviews and Meetings

The consultant will interview local government officials, staff, and military representatives, to understand current and future compatibilities and conflicts, as well as, interview Pine Bluff Arsenal representatives to identify current training, operations and testing activities and objectives, as well as anticipated activities.

Task 2B: Public Involvement Plan

The consultant will prepare a Public Involvement Plan to outline specific points and methods for involving the general public and stakeholders in the compatible use process. The public involvement plan will include the identification of key stakeholders, specific schedules, and methods of communication tools to provide key project planning information to the following groups:

- Elected Officials
- Project Stakeholders
- General Public
- Target Groups (such as major landowners, neighborhood associations, employers, homebuilders, real estate industry, etc.)
- Media

The consultant will be responsible for creating and distributing press releases related to meetings, updates, and other topics of interest or as directed by the Policy Committee. The consultant will also develop and maintain a website to engage the public between meetings. The website will include, but not be limited to, meeting agendas and summaries, maps, data gathered, documents, recommendations, and committee members. The website will have an email link for the public to use to provide input at any time during the process. The consultant will conduct a minimum of three public workshops: one to introduce the project to the public, one to review draft recommendations, and one to present final findings/recommendations. Each of these workshops will allow members of the public to provide input and feedback. Other activities, such as media interviews and meeting notifications, will be performed by the consultant as well. Specific public involvement activities at various stages of the project, will occur at the direction of the sponsor and/or Policy Committee. Presentation of the draft recommendations and implementation steps to Policy Committee is required before a final draft can be developed. The Consultant shall maintain a contact list, throughout the study process, to mail/e-mail project information materials to interested parties.

Consultant responsibilities related to the public meetings include:

- Schedule appropriate meeting locations, dates and times, in consultation with the study sponsor and Policy Committee.
- Public notification of meetings to affected citizens, businesses, elected officials and other interested parties.
- Prepare press releases and media kits that highlight purpose and desired outcomes of the public meetings. Coordinate with study sponsor on press release distribution.
- Arrange for any special accommodations to ensure compliance with the Americans with Disabilities Act and/or non-English speaking participants, as needed.
- Present key study findings, which may include draft reports, maps and other materials, to the public, elected officials, and other interested parties in attendance, and solicit public comments and feedback both during and after the meeting.
- Prepare agendas, handouts, presentations, maps, comment forms and other materials to effectively inform the public about the study and solicit their comments.
- Maintain a record of all public comments received (verbal and written), including a summary or meeting minutes.

Task 2 Deliverables:

- Public Involvement Plan
- Press releases
- Documentation of public workshops, including lists of participants, event summaries, and record of public input/feedback received
- Documentation of other public involvement activities
- Project website to educate the public on the project [link from City-managed website)

Task 3: Existing and Historical Conditions Analysis and Mapping

Task 3A – Existing Data Collection

The consultant will:

- Identify and collect pertinent information and data, studies, reports, comprehensive plans, relevant federal and State of Arkansas noise standards and guidelines, development regulations, and information on current and foreseeable or planned PBA military operations
- Identify, review and summarize land use policies and plans being implemented by local governments within the study area boundary
- Identify, review and summarize current ordinances, land development codes and policies, military regulations, federal and State of Arkansas laws and regulations that address potential land use conflicts between study area land uses and PBA operations and uses; and other regulations that control or reduce potential conflicts between land uses and installation operations
- Review current coordination mechanisms between the communities and PBA
- Estimate resident population and demographic profiles within study area with civilian-military breakdown (if available). Utilize 2010 Census tract information or block-level information, and any projections developed by the State of Arkansas. Research commute patterns and traffic patterns surrounding PBA and other facilities in the area
- Identify existing and proposed infrastructure or community facility improvements proposed within the study area
- Identify and map any on-post improvements that would potentially alter or increase off-post impacts, or other foreseeable future projects
- Identify other data needs as necessary or as directed by the sponsor or Policy Committee
- Identify policies and regulations that govern siting of alternative energy projects.

Subtask 3B – GIS Mapping

The consultant will utilize Geographic Information Systems mapping technology to display and analyze the following data. Much of the GIS data is pre-existing and available from the State of Arkansas, the Pine Bluff Arsenal's Directorate of Public works, and the Little Rock District Corps of Engineers:

- Base maps to establish desired scale and map layout for presentation and report-sized maps
- Parcel-specific GIS-based coverage for noise zones
- Parcel-specific existing land use maps for the study area
- Currently adopted parcel-specific zoning district maps for the study area using data obtained from local governments
- Current and historical aerial photography to analyze development patterns and pressures in the State of Arkansas
- Buildings permit data and subdivision approval data from local governments
- Current and proposed utility infrastructure and transportation systems
- Current environmental features and constraints in the study area using data collected from the State of Arkansas and local sources, including stream buffers and existing buffer areas surrounding PBA
- Current and historic population maps that depict population growth in the area using US Census data and other projections available from the State of Arkansas
- Potential sites for future wind or solar projects outside the installation perimeter.
- Mapping of critical habitat areas
- Other mapping as required to complete this task

Task 3 Deliverables

- Updated GIS coverage for existing and future land use, zoning, population, noise zones, historical development patterns, and environmental constraints. All geospatial data used for compatible use analysis and/or map production will be submitted to OEA in either the Esri File Geodatabase format (*.gdb) or Esri Shapefile format (*.shp). Data should be readable within standard Geographic Information Systems (GIS) software (e.g., Esri's ArcMap, etc.), and it should be limited to the area around the project's Area of Interest (AOI) in order to omit unnecessary data. The military service and the community should confirm that all geospatial data is publicly releasable prior to delivery. Regardless of the geospatial data format, all geospatial data will include metadata in either the ISO 19139 Metadata Implementation Specification style or the Spatial Data Standards for Facilities, Infrastructure, and Environment-Metadata (SDSFIE-M) style. Metadata records for each dataset will include the minimum required information per metadata style written within the organization's preferred metadata editor software; e.g., Esri's ArcCatalog. For reference purposes only, see SDSFIE Online (<https://www.sdsfieonline.org/>) for more information on geospatial data structures and metadata requirements.
- Hard copy maps, where necessary and appropriate showing GIS coverage.
- Draft report detailing the review of the existing regulatory schema and including other pertinent data, as well as a meaningful analysis of all data gathered.

Task 4: Identification and Analysis of Land Use and Facilities Conflicts

Subtask 4A - Identify Existing Land Uses Located Within the Study Area

The consultant will review current zoning and land use and classify existing land uses within and surrounding PBA in terms of compatibility with military operations. Existing conflicts will be reviewed from the aspect of military operations and civilian concerns. Potential future conflicts

will be identified based on future land use plans and current zoning. Development controls such as zoning ordinances, subdivision regulations, building code regulations, and other land development policies will be evaluated to determine their ability to reduce future conflicts.

Subtask 4B - Evaluate Master Plans Impacting Pine Bluff Arsenal

To determine existing and future conflicts, the consultant will evaluate PBA's planned expansions in terms of mission, operation, testing, and/or infrastructure. The expansions or growth will be evaluated for impacts in traffic and air quality in order to identify locations where land uses or development patterns may be incompatible between military and civilian uses, a small-scale overview of current zoning and land use must occur. The consultant will classify existing land uses within and surrounding PBA in terms of compatibility with military operations. Existing conflicts will be reviewed from the aspect of military operations and civilian concerns. Potential future conflicts will be identified based on future land use plans and current zoning. Development controls, such as zoning ordinances, subdivision regulations, building code regulations, and other land development policies, will be evaluated to determine their ability to reduce future conflicts. Growth will be evaluated for impacts in traffic, air quality, noise and other types of nuisance. Standard operating procedures will be reviewed to determine impacts on surrounding communities, and staff will evaluate current attempts to mitigate those impacts.

Task 4 Deliverables

Portions of draft report to include:

- Identifying existing and future land uses, as well as existing and potential conflicts within study area, to include existing land use compatibility maps.
- Presenting a description of PBA, plans, growth objectives and operating procedures, and current impacts on surrounding areas.
- Presenting a description of community plans, growth objectives, and development review process.

Task 5: Future Community Development Potential and Assessment of Future Land Use Conflicts

Subtask 5A – Future Development Potential Analysis

To determine what might occur in the future, the consultant will collect and analyze data pertaining to current zoning, planned or potential infrastructure expansions, and development activities or constraints in the study area. Future potential development projections will be based on existing comprehensive land use plans and ordinances, environmental or

infrastructure constraints, and other pertinent data. Staff will develop various land use scenarios which will be overlaid with the study area using GIS mapping. Preferred land use alternatives will be discussed by the sponsor and Policy Committee.

Subtask 5B – Future Land Use Impact Assessment

Based upon existing and historical conditions, land use and transportation issues, air quality impacts, ground water impacts, noise impacts, and future development potential of the study area, the consultant will identify future land use alternatives and identify the various potential advantages and disadvantages of each. The consultant will prepare Land Use Compatibility Maps consisting of noise zones that are reflective of existing and future land use conflicts.

The Consultant shall develop a Decision-Making Model for use by the local Technical Working Group to evaluate future land use development projects and identify whether the projects are compatible with the Pine Bluff Arsenal's mission. The Decision Model should be suitable for visual presentation, such as a decision matrix, comparison analysis, decision tree, Pareto Analysis, or comparable method. Results of the Decision Model will be presented to the Policy Committee to assist in making the most logical and sensible decisions to avoid incompatible development or encroachment.

Subtask 5C - Enhanced Community Participation and Visioning (Optional Task)

The Consultant is requested to provide a description and cost for an additional task to enhance community participation and visioning during the compatible use planning process. The optional approach involves a Community Visioning process intended to:

- Establish broad stakeholder engagement and public involvement during the compatible use planning process;
- Compress the time required to complete the study and begin development of implementation tools; and
- Develop project "buy-in" and ownership to ensure participating agencies and jurisdictions carry out the study recommendations.

The Consultant is requested to provide a description and separate cost to undertake a community visioning process. Visioning is a planning process through which a community, or region, creates a shared vision for its future and begins to make it a reality. Such a vision provides an overlay for other community plans, policies, and decisions, as well as guide to actions. Most communities set their vision timeframe 20 to 25 years into the future. A successful community visioning initiative shares five key characteristics:

- Understand the whole community and full range of issues shaping the need and purpose for a Compatible Use Study;
- Reflect on community values;
- Address emerging trends and strategic issues driving the community's future;

- Envision a preferred future; and
- Promote local action through a strategic action plan that serves as a community “road map”.

Task 5 Deliverables

- Future Land Use Compatibility Maps delineating alternatives, proposed future land use and zoning maps, including an inventory of vacant lands that cannot be developed due to infrastructure or environmental constraints and existing buffers around PBA.
- Decision Model for evaluating proposed developments.
- Draft report sections including land use analysis and conflict assessment and present data and mapping to the Technical Working Group(s), Policy Committee, and public to solicit input on resolution of conflicts and impacts
- Publish findings on project website

Task 6: Conflict Resolution Strategies

- Develop resolution strategies for current conflict areas
- Develop resolution strategies and timeline for future conflict areas
- Develop resolution strategies to support compatible land uses
- Identify model planning tools and techniques to guide compatible development
- Identify model land use regulations – local, State and Federal
- Develop a process at the local level for cities and counties to work with the State, PBA, Department of Defense Siting Clearinghouse, and other Federal agencies to support compatibility between development of regional renewable energy resources and military operations, including test and training activities. The Department of Defense Siting Clearinghouse requirements and standards published in Title 32, Code of Federal Regulations, Part 211 shall advise and guide the process to facilitate the early submission of renewable energy project proposals to the Clearinghouse for military mission compatibility review.
- Develop a decision methodology to evaluate proposed developments for encroachment impact on environmental permits and natural resources (with particular attention to air quality and ground water resources).
- Develop recommendations on transportation infrastructure resulting from future military mission needs and relate to transportation requirements for future development. Ensure these recommendations are coordinated with appropriate local and/or State transportation organizations responsible for transportation planning and funding.
 - o Develop a tool box of policies, regulations, ordinances, agreements, etc. to address existing incompatibility issues and guide future compatible development to protect and preserve military readiness and defense capabilities while supporting continued community economic development.
 - o City/Agency/Institution review of potential solutions
 - o Present potential solutions to Policy Committee for review and comment
 - o Solicit public input to potential solutions

Task 7: Prepare Study Report

Subtask 7a - Draft Plan

- Compile resolution strategies
- Develop short-, mid-, and long-term priorities
- Develop an appropriate implementation strategy for recommendations. The strategy is anticipated to recommend actions for Federal, state, local, non-governmental agencies. The Consultant will identify appropriate responsible parties, timelines, estimated costs, and appropriate financing mechanisms to implement the recommendations.
- Develop a monitoring plan and recommend an organizational structure and process that promotes participants to continue working together on compatibility and viability issues beyond completion of the project.
- Develop metrics for measuring plan effectiveness
- Release Draft Plan for public presentation and comment
- Compile responses to Draft Plan and update as required

Subtask 7b - Final Plan

- Present Final Compatible Use Study to Policy Committee for final approval
- Present Final Compatible Use Study to participating local jurisdiction legislative bodies for formal adoption
- Deliver completed Compatible Use Study document to study sponsor

The Consultant will provide 16 printed copies of the final report to White Hall staff for distribution to the study participants, as well as an electronic copy of the final report for future reproduction and distribution, as needed. The report will be available at local government offices, PBA, and on the website. If requested, consultant will present the final Compatible Use Study to each participating elected legislative body.

Subtask 7c - Project Executive Summary

Project deliverable shall include a four-page maximum Project Executive Summary for public distribution and to post on project website. The Executive Summary shall include description of military operations, graphic display of study area and military operations footprint, identify community organization structure and participants for both planning and implementation, summary of compatible use issues, and primary Compatible Use Study recommendation highlights.

TERMS AND CONDITIONS

PROCUREMENT STANDARDS:

This solicitation and contract will follow the General Procurement Standards as defined in **2 CFR 200** and in the following link:

https://www.ecfr.gov/cgi-bin/retrieveECFR?gp=&SID=a418423128d6c8865b710d97434eebc0&mc=true&n=sp2.1.200.d&r=SUBPART&ty=HTML#sg2.1.200_1316.sg3

CONTRACT TYPE AND PROCUREMENT METHOD:

The type of contract will be fixed price with procurement by competitive proposal as defined in **2 CFR 200 §200.321 (d)**.

DISCLAIMER:

A disclaimer statement will appear on the title page of the Compatible Use Study, or any other OEA-funded deliverable as specified in the Scope of Services. It will read: *“This study was prepared under contract with the City of White Hall, Arkansas, with financial support from the Office of Economic Adjustment, Department of Defense. The content reflects the views of the City of White Hall and does not necessarily reflect the views of the Office of Economic Adjustment.”*

QUALIFICATIONS:

The selected consultant must demonstrate qualifications in comprehensive land use planning with particular emphasis on local government and military base planning and previous experience with Compatible Use Studies (e.g., Joint Land Use Studies). The proposal should provide background on assigned members of the consulting team, again with emphasis on previous experience with Compatible Use Studies. It is expected that the project will be completed within 18 months of any notice to proceed. Interested firms must demonstrate knowledge and experience in community planning, development and land use issues, fiscal impact analysis, economic development, environmental permitting, regional air quality attainment, natural resources, infrastructure, noise management, communication and coordination collaboration, and military installation management and operations.

SOURCE SELECTION CRITERIA AND PROCESS:

A Source Selection Committee with representatives from City, State, and other stakeholders will review each proposal and make a recommendation to the Mayor of White Hall, Arkansas, who will approve the recommendation or select an alternative. The approved recommendation will be authorized by the White Hall City Council in accordance with Resolution 2019-1, dated March 25, 2019. The selection committee may choose to interview selected consultants. The

selected consultant will be contacted for additional information concerning the proposal and a contract will be negotiated. If no contractual agreement can be reached, all negotiation with the selected consultant will be terminated and the selection committee will recommend an alternative choice to the Mayor.

The City of White, Arkansas, reserves the right to amend the selection criteria without notice to, or consent of, the proposing organizations. If such amendment would result in an aggregate change of more than 10% to the existing selection criteria, however, the City of White Hall, Arkansas, will give at least ten days notice of such amendment and will allow the proposing organizations to amend their proposal during such ten-day period.

The selection criteria are as follows:

1. Experience, qualifications, and technical competence in the types of work required to complete the task (25%)
2. Past performance on projects of a comparable nature (25%)
3. Relevant experience and qualifications of specific personnel to be assigned (20%)
4. Demonstration of consultant's approach to performing the work including an indication that the PBA Compatible Use Study will be a priority project in determining specific staff scheduling and performance (15%)
5. Familiarity with Arkansas and the regional community; to include the Community Organization Structure outlined on Pages 8-9 of the RFP (5%)
6. Cost of Services per work element and not to exceed proposal (10%)

PROPOSAL SUBMISSION AND FORMAT:

Each proposal shall include at a minimum:

1. Letter of interest, name of organization, and project contact information.
2. Current resume of qualifications.
3. Direct response to the selection criteria defined above.
4. Cost of Services.
5. A summary of an understanding and approach to the project.
6. Description of experience including a list of relevant projects with reference contacts.
7. Any other information that will assist the Source Selection Committee in its decision.
8. Office of Management and Budget Standard Form SF 254 for primes and subcontractors.

One (1) original and five (5) copies of the proposal and qualifications submission should be mailed to:

City of White Hall – PBA Compatible Use Study
Noel Foster, Mayor
P.O. Box 20100
White Hall, AR 71612-0100

For delivery, the physical address is:
City of White Hall – PBA Compatible Use Study
Noel Foster, Mayor
101 Parkway Drive
White Hall, AR 71602

Proposals must be marked on the exterior of the package “Request for Proposal - PBA Compatible Use Study” and received no later than 4 p.m., Central Time, on June 25, 2019 . No faxed or email submissions will be accepted.

All questions regarding this RFP shall be specific and in written form, and directed via email to: Noel Foster, Mayor: noel.foster@whitehallar.org

The City of White Hall, Arkansas, retains the right to reject all proposals and to re-solicit if deemed to be in their best interest. Selection is dependent upon the negotiation of a mutually acceptable contract with the successful responder.

Each proposal shall state that it is valid for a period not less than ninety (90) days from the date of receipt.

PAYMENT SCHEDULE:

The consultant will be paid based on work actually performed during the preceding month. The consultant should forward a copy of all invoices for payment for work performed and associated expenses, including salaries and overhead, travel, printing costs, postage, telephone, etc., by the 10th day of each month to the mailing address in the Proposal Submission instructions above.