



REQUEST FOR QUALIFICATIONS

ON CALL LAND PLANNING SERVICES FOR NON-AVIATION PARCELS AT THE SANTA MARIA PUBLIC AIRPORT

The Santa Maria Public Airport District solicits proposals from planning firms to provide on call land use planning services in connection with the non-aviation parcels owned by the Santa Maria Public Airport District. Projects may include review and recommendations of the existing Business Park Specific Plan, assistance in evaluating developer proposals for consistency with zoning or other applicable guiding documents or regulations, evaluation and recommendations to airport staff and policy makers on short term site improvements or amendments to guiding documents to enhance marketability for future development, and other related work as determined by the District' General Manager and Board of Directors. The project includes, but not limited to the following:

- 1) Conduct a review of airport parcels available for development.
- 2) Identify key challenges and opportunities.
- 3) Prepare drawings, including multiple submissions, and revision, for staff use and presentations to the District Board of Directors.
- 4) Attend meetings as required.
- 5) Prepare Reports including cost estimates.
- 6) Provide review and coordination with District's real property team and potential developers as needed.
- 7) Coordinate consultation with multiple agencies for potential Specific Plan amendment recommendations.

The proposal should include qualifications, current relevant experience and outside consultants regularly engaged by the firm. Additionally, please provide names and telephone numbers of individuals the District may wish to contact to discuss your firm's qualifications.

The District will evaluate all pertinent information and select the firm with which it will work from those firms submitting proposals prior to the deadline. The District reserves the right to contact you for more information, including a detailed interview, in order to evaluate your qualifications to perform the work or to resolve questions which may arise during the evaluation process. The District will select the planning firm by employing the criteria listed below (not necessarily listed in priority order) to evaluate the merits of each proposal.

- Knowledge and understanding of planning and development issues as they pertain to development on and around airports.
- Relevant experience and qualifications.

- Ability to understand technical concepts and translate these concepts to the general public.
- Reputation for personal and professional integrity and competence.
- Innovation, originality and creativity.
- Knowledge of City of Santa Maria development approval procedures.
- Ability to meet deadlines.
- Experience working with local policy and decision-makers.
- Qualifications and experience of either in house or outside consultants regularly engaged by the consultant under consideration including engineering, architectural, and environmental services.
- Familiarity with, and proximity to, the Santa Maria Public Airport.
- Any other factors the District deems to be relevant.

The firm selected by the District will be contacted for the purpose of entering into negotiations with the District for a possible written agreement. There can be no assurance that such negotiations will result in a finalized agreement. The District and the firm selected will not be obligated in any way unless and until a written agreement is entered into and executed by the parties. Final costs will be determined through negotiations with the firm selected.

If negotiations with the firm first selected are not successful, negotiations may be initiated with the firm given second preference. This procedure may be continued with the other firms, in sequence of ranking selected by the District, until a mutually satisfactory agreement has been negotiated. The District reserves the right to reject any or all firms and assumes no obligation in the solicitation of this RFQ.

Questions regarding this RFQ should be directed to Mr. Chris Hastert, General Manager, Santa Maria Public Airport District at (805) 922-1726 or by email at chastert@santamariaairport.com .

One copy of the proposal should be submitted electronically to the Santa Maria Public Airport District, either by USB drive at 3217 Terminal Drive, Santa Maria, California 93455, or by email to the General Manager at:

chastert@santamariaairport.com no later than 3:00 PM on Thursday October 15, 2020